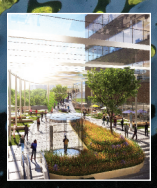
WINTER 2018
FREE

ARCHITECTURE DC

The Spirit of Design

Annual AIA|DC Awards Issue



Inside:

Embossed Steel Panels Create Mirage-Like House
Plan Proposes Link from Crystal City to Airport
American University Builds New Law School
Rural Retreat Invites Visitors to Enjoy a Drink



snaidero
KITCHENS + DESIGN

H01 | New Elegante Collection | Made in Italy

Studio Snaidero DC Metro | 1130 North Fairfax Street | Alexandria, VA 22314
snaiderodcmetro.com | 703.683.1130

StudioSnaideroDC

snaiderousa
FROM ITALY SINCE 1979

POTOMAC VALLEY BRICK



Lasting. Beautiful. Classically Modern.

Potomac Valley Brick offers architects the widest selection of quality masonry products in the region. Our expertise in the product selection, design and application of the industry's finest and most prestigious masonry lines has been helping architects achieve their building design dreams for more than 40 years.

(301) 309-9600

www.pvbrick.com

Baltimore ◆ Easton ◆ Frederick ◆ Gaithersburg ◆ Newington ◆ Rockville ◆ Salisbury

15810 Indianola Drive, Suite 100 Rockville, MD 20855



Give the Gift of DAC Membership

www.aiadc.com/membership



Interior of Achievement Preparatory Academy, by Studio Twenty Seven Architecture.

Photo © Anice Hoachlander / Hoachlander Davis Photography

ARCHITECTUREDC

Vol. 20, No. 4

ARCHITECTUREDC is a registered trademark of the Washington Chapter of the American Institute of Architects

ARCHITECTUREDC (Online) ISSN 2572-8989
ARCHITECTUREDC (Print) ISSN 2572-8970

421 7th Street, NW, Washington, DC 20004
phone: 202.347.9403 fax: 202.347.8408
www.aiadc.com

Mary Fitch, AICP, Hon. AIA / Publisher
G. Martin Moeller, Jr., Assoc. AIA / Editor
James B. Hicks III / Art Director
Jody Cranford / Advertising

AIA|DC 2018 Officers
Joseph Sacco, AIA / President
Marc Fairbrother, AIA / President Elect
Robert L. Holzbach, AIA / Treasurer
Kristopher Takács, AIA / Secretary
Carolyn Sponza, AIA / Past President

AIA|DC Staff
Mary Fitch, AICP, Hon. AIA / Executive Director
Katherine Adams / Development Manager
Scott Clowney / Exhibitions Coordinator
Torey Doverspike / Donor Relations Coordinator
Louis Duva / Communication Coordinator
Sinclaire Erdwien / Assistant Director
Arash Hafizi / Education Coordinator
Melody Harrison / Director, Member Services
Laura Headrick / Events Manager
Rachel Simonson / Foundation Outreach Coord.
Katie Spencer / Programs Director

Subscription Information
Subscription to *ARCHITECTUREDC* is free to the public.
Subscribe online at www.aiadc.com

Advertising Information
Please contact Jody Cranford at Media Sales at 800-818-0289 or jcranford@aiadc.com



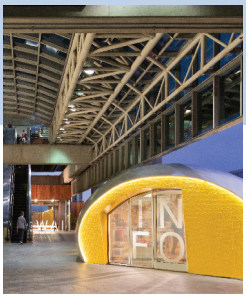
Illuminations
Light shapes the spirit. since 1982

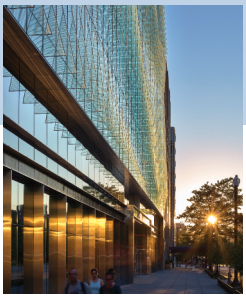
415 8th street nw
washington dc
20004
202.783.4888

Contents

ARCHITECTUREDC

The Spirit of Design
Annual AIA|DC Awards Issue
Winter 2018









20 33 52 80

WELCOME

5 A Window onto the Holidays
by Mary Fitch, AICP, Hon. AIA

■ AT THE DAC

15 The 2018 Awards Show

■ AWARD-WINNING PROJECTS FOR 2018

18 On Common Ground:
Two Civic Spaces Are Renovated and Improved
by Ronald O'Rourke

24 Urban Divine:
Large-Scale Planning Projects Promise Big Impacts
by Steven K. Dickens, AIA, LEED AP

32 Business Acumen:
Innovative Office and Retail Projects
by Steven K. Dickens, AIA, LEED AP

44 Schools of Thought:
Outstanding Design for Academic Projects
by Deane Madsen, Assoc. AIA

52 Multi-Family Affair:
High Design for Apartment and Mixed-Use Projects
by Peter James, AIA, LEED AP BD+C

60 Bespoke Living:
Exceptional Houses and Apartments Earn Accolades
by G. Martin Moeller, Jr., Assoc. AIA

74 Little Gems:
Small Residential Projects with Big Impact
by Ronald O'Rourke

84 Fine Points:
Jurors Recognize Two Projects for Design Details
by Deane Madsen, Assoc. AIA

■ PRESIDENTIAL CITATIONS FOR 2018

90 Special Mentions:
Presidential Citations Honor Sustainability and Universal Design
by G. Martin Moeller, Jr., Assoc. AIA

ON THE COVER: Vapor House, by David Jameson Architect.
Photo © Paul Warchol



OPEN SPACES ✦ HUDDLE ROOMS ✦ TRAINING ROOMS ✦ CONFERENCE ROOMS ✦ CLASSROOMS ✦ BOARDROOMS

The Definitive Guide to Collaboration System Design

Our new Collaboration Systems Design Guide shows how Extron technology can be used to create modern workspaces and meeting rooms that facilitate collaboration. Our open systems architecture integrates easily with market-leading unified communications solutions, offering a one-touch user experience for conferencing, collaboration, and control. Through our technology partnerships, we can extend Extron control capabilities to spaces that use Zoom, Cisco, Logitech, and many other popular providers. In addition, we have the system design experience, critical customer support, and enterprise software solutions to help ensure your success.

Extron offers:

- Complete collaboration solutions for any environment
- Integration with leading UC technology providers
- Room scheduling and AV resource management tools
- Wired, wireless, and streaming AV platforms
- Intuitive, intelligent, energy-saving systems
- Industry-leading technology training and customer support



Extron

800.633.9876 • www.extron.com/collaboration

A WINDOW ONTO THE HOLIDAYS


Bradley W. Johnson

I used to love going to New York City each December to see the holiday-season storefront windows, and now that we have our own 60 linear feet of storefront window space at the District Architecture Center, I'm trying to bring a bit of that tradition back to our own downtown. Since we moved here in 2011, we've decorated our window space during the holiday season with snowflakes, a toy train set (I never want to make another origami tree again as long as I live!), and a stunning installation evoking a hearth that was designed by Cooper Jones and Maureen McGee. More recently, we had a beautifully rendered explanation of the lack of affordable housing in our region, designed by EL Studio—a topic that connects to the season's theme of concern for our fellow citizens.

This year's window, which we will install on December 4, is about, well, windows. The exhibition was inspired partly by a short trip I took this past August to Montreal. The McCord Museum—Montreal's museum of social history—had a number of interesting exhibitions, including one consisting of historic photos of storefront windows. That particular exhibition wasn't actually in the museum itself—it was outside, on a busy downtown sidewalk, where it could not only engage the interest of passersby, but at the same time remind them about the museum.

Welcome!

The photos in that exhibition weren't all of holiday-season windows, but they were interesting all the same, because they showed all manner of goods, and how stores marketed them. Long ago, before you could simply search for it on Amazon, this is how you shopped. In that sense, the photos encoded a fair amount of social history.

So this year, we will provide a window onto the social history of the holidays by staging an exhibition of Washington-area holiday-season windows from the early 20th century. The exhibit will be viewable from the street, so visitors will be able to see it any time, even when the DAC isn't open. There's definitely a nostalgic value to the photos, which is quite appropriate, as nostalgia is a not-insignificant part of the holiday-season atmosphere. But as with the exhibition in Montreal, there's some social history to be found in the photos, as well. Among other things, the photos are a reminder that Washington was once a much smaller town. Make sure not to miss the photo of the holiday-season meal for the horses.

In their heyday, holiday-season windows were a form of shared public experience—moments of clever design that people from all walks of life looked forward to seeing together. In this era of fragmented media and self-tailored information bubbles, such shared experiences, like holiday-season windows themselves, are now fewer and harder to find. Today, we're more likely to be caught up in our silos, sometimes due to politics, and sometimes due to our smartphones. It's nice to have something that brings us all together for a moment of joy that doesn't involve swiping a screen. And as a bonus, you can learn a little history along the way. Wishing you the happiest of holidays,

Mary Fitch, AICP, Hon. AIA
Publisher
mfitch@aiadc.com
@marycfitch

P.S. No, I didn't forget my annual thank you to the great writers who help make this magazine possible. Thanks to Steven Dickens, AIA; Peter James, AIA; Deane Madsen, Assoc. AIA; and Ronald O'Rourke. And thanks also to our wonderful editor (and frequent writer), Martin Moeller. One of our best writers, Denise Liebowitz, decided to retire this year. We wish her well, and we'll really miss her voice in these pages. I also owe big thanks to Jim Hicks, who makes this magazine look so beautiful, and the fabulous Jody Cranford, who sells the ads that make it possible for us to keep this magazine an entirely free publication. Thanks to you all, and best wishes to you for the New Year!

Contributors

Steven K. Dickens, AIA, LEED AP ("Urban Divine" and "Business Acumen"), is senior associate with **Eric Colbert & Associates.**

Peter James, AIA, LEED AP BD+C ("Multi-Family Affair"), is an associate with **Perkins Eastman DC.**

Deane Madsen, Assoc. AIA ("Schools of Thought" and "Fine Points"), is a writer and architectural photographer based in Washington, DC, and founder of the informal architectural appreciation society **Brutalist DC.**

G. Martin Moeller, Jr., Assoc. AIA ("Bespoke Living" and "Special Mentions"), is an independent curator and writer, as well as senior curator at the **National Building Museum.** He is the editor of *ARCHITECTUREDC*.

Ronald O'Rourke ("On Common Ground" and "Little Gems") is a regular contributor to *ARCHITECTUREDC*. His father, Jack O'Rourke, was an architect in San Francisco for more than four decades.



Architect: Gardner Mohr Architects LLC **Photographer:** www.kenwyner.com

For luxury homeowners — and the architects, designers and custom builders who create their dreams — Loewen is the brand that delivers an unrivaled combination of artisanship, experience, and environmental sensibility in an extensive line of Douglas Fir, FSC Douglas Fir and Mahogany windows and doors.

In addition, the FSC certified Douglas Fir option can assist in earning points in LEED programs.

LOEWEN WINDOW CENTER OF BETHESDA

4710 Bethesda Ave.
Bethesda, MD 20814
P. 301.215.9195

LOEWEN WINDOW CENTER OF MARYLAND

7201 Rolling Mill Road
Baltimore, MD 21224
P. 410.561.1700

LOEWEN WINDOW CENTER OF ANNAPOLIS

209 Chinquapin Round Rd.
Annapolis, MD 21401
P. 443.831.4802

Learn more about Loewen's commitment to environmental preservation: www.loewenwindowsofmidatlantic.com/green

Design. Create. Inspire.

Loewen™



THIS IS WHAT WE DO.



COMMERCIAL



WALL BEDS



CLOSETS



PANTRIES



GARAGES



LAUNDRIES



HOME OFFICE



ENTRIES

eco•nize®
CLOSETS + BLINDS

NOW BLINDS TOO!

WWW.ECONIZECLOSETS.COM
888.ECO.NIZE

PORCELANOSA FACADES







PROJECT PRIVATE HOUSE
LOCATION KINGS POINT, NY
ARCHITECTS RAYMOND CHAN ARCHITECTS
PHOTOGRAPHER IMAGEN SUBLIMINAL

PORCELANOSA
TILE · KITCHEN · BATH · HARDWOOD

WWW.PORCELANOSA-USA.COM

PORCELANOSA NORTH BETHESDA
11500 Rockville Pike, North Bethesda, MD 20852
240.290.1120

PORCELANOSA WASHINGTON DC
1000 Connecticut Avenue NW, Suite 100E, Washington DC 20036
202.204.1655

PORCELANOSA ROCKVILLE
701 Dover Road Unit B, Rockville, MD 20850
301.294.8193







Politics and Prose | McInturff Architects | Photo © Julia Heine

ADDED DIMENSIONS
construction
AddedDimensionsInc.com



GLASS CONSTRUCTION
GLASS CONSULTING

Architecture: HapstakDemetriou+
Photography: Neill Archer Roan, © 2018 All Rights Reserved
3307 Connecticut Ave NW Washington DC 20008 | 202.362.6012 | www.GlassConstruction.biz

Graphic Design: Jay Young Gerard



BEST. DECISION. EVER.

When it comes to your dream home – making sure it is perfect means tons of tough decisions. Let our knowledgeable product experts relieve the stress and restore the fun while introducing you and your design team to our extensive collection of products from the most sought after brands.
Request your appointment today at **fergusonshowrooms.com**

FERGUSON
Bath, Kitchen & Lighting Gallery

WASHINGTON, DC | ROCKVILLE | ANNAPOLIS
ALEXANDRIA | CHANTILLY | WINCHESTER

FERGUSONSHOWROOMS.COM

©2018 Ferguson Enterprises, Inc. 1018 989671



Designing for life
since 1892

poggenpohl.com

AAI Poggenpohl
Poggenpohl Georgetown

chevychase.poggenpohl.com
washingtondc.poggenpohl.com

poggen pohl



The Deck Awning Co.

7845-F Airpark Road,
Gaithersburg, MD 20879
phone: 301.990.1901

www.thedeckawningcompany.com
www.corradiusa.com

The Kubo Freestanding Retractable Awning Structure.

Withstand winds up to 30 to 40 MPH. Can withstand any amount of rain. Motorized with Remote control. Frame and fabric available in multiple colors. Solid and translucent fabrics. Water management system channels water down the inside of the post to the ground. Shown with optional roll down clear shades to create a three season enclosure.

Corradi
OUTDOOR LIVING SPACE





A NEW COMPOSITION OF TIMELESS ELEGANCE

CLASSIC

Visit our exclusive showroom to learn more about the SieMatic Classic Collection.

KONST SieMatic

7550 WISCONSIN AVE., BETHESDA, MARYLAND

301.657.3800 konstsiematic.com



The Lost Whiskey Project in Delaplane, Virginia, by GreenSpur, winner of a 2018 Washingtonian Residential Design Award.

Photo © Mitch Allen—Mitch Allen Photography

On View at the District Architecture Center

The 2018 Awards Show

The Awards Show highlights outstanding design work by our members and other architects, planners, and interior designers in the DC region. This showcase features the award-winning projects of two annual competitions organized by the AIA | DC: The Washingtonian Residential Design Awards and the AIA | DC Chapter Design Awards. Distinguished architects from around the country come to Washington to judge these competitions. The projects are judged "blind"—that is, the jurors have no information about who designed the projects, so they may judge them solely on their architectural merit.

AIA | DC's residential design awards competition (co-sponsored for 37 years with *Washingtonian* magazine) recognizes excellence in residential design throughout the Washington metropolitan region. Projects include single-family, multi-family, or mixed-use residential buildings, remodelings, additions, or adaptive reuse. The Chapter Design Awards competition includes all project types in the categories of architecture, interior architecture, historic resources, and urban design/master planning.

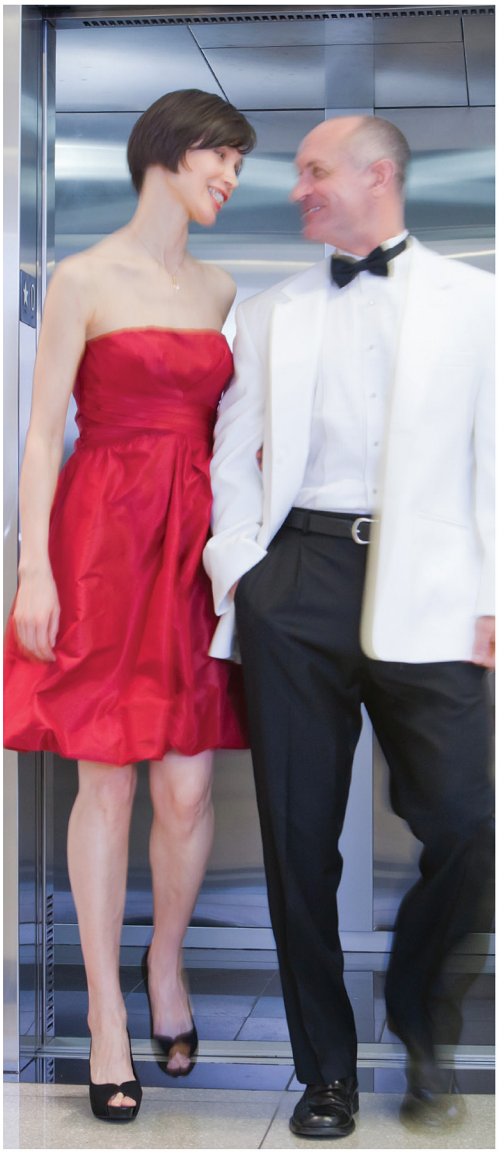
We are especially grateful to the architects who came to DC to help review our members' work and select the winners for 2018. These include:

Rick Archer, FAIA, Overland Partners, San Antonio, TX
Karen Blanchard, AIA, SITIO architecture + urbanism, Philadelphia, PA
Jean Carroon, FAIA, Goody Clancy & Associates, Boston, MA
Steve Dumez, FAIA, Eskew+Dumez+Ripple, New Orleans, LA
Ron Rochon, FAIA, Miller Hull Partnership, Seattle WA
Peter Twombly, AIA, Estes Twombly Architects, Newport, RI
Barry Alan Yoakum, FAIA, archimania, Memphis, TN

The exhibition spans both the Sigal and SORG galleries in the Center. The public is encouraged to vote for their favorite submission on Instagram. The winning project will display the coveted "People's Choice Award" Blue Ribbon throughout the remainder of the exhibition.

Gallery hours 10-7 M-W, 10-5 Th-F
Gallery hours are subject to change;
please call ahead to be sure at 202-347-9403.





Because life is a moving experience

Each day Schindler helps move more than a billion people and what matters to them most. Our trailblazing elevators, escalators and moving walks, supported by the industry's most highly trained engineers and technicians, take them to the next experience in their life's journey.

Schindler Elevator Corporation
6800 Muirkirk Road
Beltsville, MD 20705
Tel. 301.419.7789
www.schindlerplan.com

Schindler



MAXWELL MACKENZIE

maxmackenzie@verizon.net

Architectural Photographer

202.213.9336

700 Penn
Washington, DC
Gensler / Weinstein Studio



Thornton Tomasetti

Congratulations to our teammates on the US Capitol Dome Restoration project's AIA|DC Design Award.



Structural Engineering • Protective Design • Façade Engineering • Sustainability
Weidlinger Transportation • Construction Engineering • Property Loss Consulting
Weidlinger Applied Science • Forensics • Renewal

2000 L St. NW, Suite 600 | **Washington DC** 20036-4913
202.580.6300 | www.ThorntonTomasetti.com



Rotunda after restoration.

All photos by Hoffmann Architects, Inc.

On Common Ground

Two Civic Spaces Are Renovated and Improved

by Ronald O'Rourke

The two civic projects honored by the jurors this year are located in the same part of town, and both are places where people from scattered points of origin gather for a common reason. Other than that, the two projects could hardly be more different. The first meticulously repaired and restored one of the country's most visible, handsome, and iconic historic structures, while the second added modernist enhancements to a joyless and almost-hidden intercity transit facility.

Award for Excellence in Historic Resources & Preservation

United States Capitol Dome Restoration

Washington, DC

Hoffmann Architects, Inc. & The Architect of the Capitol

Lighting Designers: MCLA Architectural Lighting Design
Paint Conservators: Keystone Preservation Group
Structural Engineers: Thornton Tomasetti
MEP Engineers: Summer Consultants
Interior Protection Engineers: Simpson Gumpertz & Heger Inc.
Fall Protection Engineers: LJB, Inc.
Health and Safety Consultants: Aerosol Monitoring & Analysis, Inc.
Visualization Consultants: PerspectX Inc.
Cost Consultants: U.S. Cost
Construction Managers: Jacobs Project Management Company
General Contractor: Turner/Smoot Joint Venture

The neoclassical dome of the Capitol is one of the country's most prominent national symbols, and the Rotunda below is one of its most hallowed civic spaces. Just a couple of months ago, thousands of Americans participated in one of the nation's most solemn civic rituals by visiting the rotunda to pay their respects to the late Senator John McCain, the most recent American to be granted the honor of lying in state under the dome. As they beheld





Capitol dome after restoration.



Columns capitals prior to restoration.



Column capital with damaged ornamentation.



Column capital during paint removal.



Completed column capital.

Senator McCain's flag-draped coffin, those visitors were experiencing a space that had recently benefitted from a major renovation.

The $60-million Capitol dome restoration project began in 2014, with the erection of the highly visible exterior scaffolding that many readers will recall, and was completed—on schedule and under budget—in mid-November 2016, in time for the January 2017 inauguration. The dome had last been restored in 1959-60, but the newly completed project, which repaired and restored both the dome's exterior and the rotunda, is the most comprehensive and detailed restoration project to have been undertaken on the dome since it was completed in 1866.

The project was overseen by the office of the **Architect of the Capitol (AOC),** headed by Architect of the Capitol **Stephen T. Ayers, FAIA, CCM, LEED AP.** Arlington-based **Hoffmann Architects,** a firm that specializes in the rehabilitation of building exteriors, worked closely with AOC on the project in its role as architect of record.

Work on the outside of the 8.9 million-pound cast iron dome, much of it done painstakingly by hand, involved removing all 14 layers of paint that had accumulated over the last 150 years, repairing about 1,300 cracks, leaks, and patches of corrosion, repairing and replacing the dome's 108 wood-framed windows and more than 100 damaged or lost ornaments and decorations, installing fall-protection and bird-deterrent systems, and repainting the dome.

The dome's cast iron is an alloy of iron, carbon, and silicon that rusts within eight hours of being exposed to the air. To avoid that problem, known as flash rusting, workers focused on one small part of the dome at a time, removing the old paint and quickly priming the exposed surface with a rust inhibitor before moving on to the next small patch. The replacement ornaments, including decorative acorns, grape clusters, and flowers, were cast by Historical Arts and Casting, a Utah-based metal-fabricating firm run by three brothers who were inspired by the work of their late father, a noted restoration architect.

The repaired and restored exterior was given three coats of high-performance sealer in a slightly cream-toned color known as Dome White. The new three-layered surface treatment, which used more than 1,200 gallons of the sealer, is expected to stand up to the elements for 12 to 16 years.

Work on the Rotunda, whose design is intended to recall that of the ancient Pantheon in Rome, began in July 2015, and included repairing ironwork, upgrading electrical and mechanical systems, installing new lighting, removing hazardous materials, and giving the interior surface of the dome a new paint scheme. Artists restored damaged portions of the frieze.

Analysis of the old paint layers on the inside of the dome identified three previous paint schemes dating to 1866 (the original pattern), 1906, and 1974. The new 2016 scheme is a hybrid of the 1866 pattern, which was considered too dark, and the 1906 pattern, which had little contrast. Applying the new hybrid scheme required about 500 gallons of paint.

The work done in the restoration project as a whole is expected to last for 75 to 100 years.



The new intercity bus hub at Union Station, with the waiting room at left, and the information and retail pavilion at right.

The space before insertion of the new pavilions.

Courtesy of Studio Twenty Seven Architecture

Photos © Anice Hoachlander / Hoachlander Davis Photography



The information pavilion.

Honorable Mention in Civic Architecture

Tranquil Transit

Washington, DC

Studio Twenty Seven Architecture

Structural Engineers: Ehlert Bryan, Inc.
MEP Engineers: MC Engineers
General Contractor: Monarc Construction

A few blocks from the Capitol, in the hulking, utilitarian parking structure behind Union Station, is Washington's intercity bus hub. Union Station Redevelopment Corporation (USRC) selected **Studio Twenty Seven Architecture** to make much-needed improvements to the facility, which was squeezed into an awkwardly configured corner of the garage dominated by escalators and bare concrete. The goal, Studio Twenty Seven says, was to create a sense of place in a situation of placelessness.

The project inserted three new pavilions into the site. The first is a linked pair of ovoid structures that houses an information stand and a small retail store. The pavilion's flat, yellow-painted sides are textured with raised Morse Code dots and dashes that spell out lyrics from "Soul Meets Body," a song by Death Cab for Cutie that references long-distance bus travel.

The second pavilion is an enclosed, climate-controlled waiting room with nicely detailed wood-slat walls, an outdoor terrace extension with bamboo plants, and floor-to-ceiling windows on three sides. The third pavilion, made from a recycled shipping container, houses restrooms. The three structures were designed to last about 10 years, which is when the area is projected to be redeveloped as part of the mammoth Burnham Place development envisaged for Union Station.

The project was previously covered in the Spring 2015 issue of *ARCHITECTUREDC*.

MONARC™
CONSTRUCTION INC.
EXPANDING BY CONTRACTING





A UNQUE SOLUTION TO A COMPLEX PROJECT

How do you build such a uniquely shaped building some may ask?

Get creative! That was what Monarc did to help make this project a success. Monarc had the idea to hire a boat builder to fabricate the shell of these unique structures. This solution limited the on site construction duration, maintained the unique shape at the owner's budget and still incorporate the custom braille texture on a portion of the structure.

Call Monarc @ 703-641-8500 with your next construction challenge and see how our unique ideas can help you solve you problem jobs.

Architect: *Studio 27*
Project: *Union Station*

31 ANNIVERSARY 1987 2018


ligne roset®
2201 Wisconsin Avenue
N.W. , Washington, District of Columbia 20007
Tel. (202) 248-3112 - info@ligneroset-dc.com
10 District Square,
S.W. Washington, District of Columbia 20024
Tel. (202)758-2624 - www.ligne-roset.com

THINK GLOBAL. BUY LOCAL.









Inter-lux designs and manufactures architectural lighting products right here in Maryland. We support the local economy with engineering and manufacturing jobs. Local lighting products designed to meet the demands of global lighting projects.

inter•lux
tools for lighting

inter-lux.com answers@inter-lux.com



The proposed bridge crossing the railroad tracks, George Washington Parkway, and airport access road.

Urban Divine

Large-Scale Planning Projects Promise Big Impacts

by Steven K. Dickens, AIA, LEED AP

All images © SOM | ATCHAIN

Merit Award in Urban Design & Master Planning

CC2DCA—Crystal City to Ronald Reagan Washington National Airport Pedestrian Connection Feasibility Study

Arlington, VA

Skidmore, Owings & Merrill LLP

Co-Architects: KGP Design Studio
Lead Consultant: Vanasse Hangen Brustlin, Inc.
Tunnel Consultant: COWI

Note: The article was written before Amazon's announcement that it had chosen Crystal City as one of two sites for its new secondary headquarters.

Visitors to Washington arriving at National Airport (DCA) are greeted, as their jet lands, by the dramatic backdrop of Crystal City, a 17-story wall of buildings rising above the green vale of the George Washington Parkway. It may not be the especially alluring—it looks



A plaza within Crystal City.





more Cold War than Emerald City—but it does look conveniently close to the airport.

In all the U.S. and around the world, in fact, few urban nodes are closer to a major airport terminal than Crystal City—less than ¼ mile at the closest point. Yet few of those arriving passengers will set foot in Crystal City. This is partly because of the area's unfriendly urban design and architecture, but another factor is the barriers presented by the airport access road, the parkway, the Mount Vernon Trail, and railroad tracks. Pedestrian connection is tricky and circuitous, so typically a one-stop Metro ride, tedious van shuttle, or disproportionately expensive cab ride is necessary.

The CC2DCA ("Crystal City to DCA") bridge is an effort to capitalize on the proximity, not only to help fill the hundreds of thousands of square feet of office space left empty by military realignment a decade ago, but also to create a public amenity. As envisioned by **Skidmore, Owings & Merrill LLP's** Washington office, CC2DCA is both an efficient connector and an attraction unto itself, in a sense going a step further than precedents such as the Promenade Plantée in Paris, or New York's High Line, which are conceived largely as leisure attractions.

The dual purpose is embodied in the design's *parti*, or central architectural concept, which has a curving, leisure-park amenity path played against an efficient, straight pedestrian and bike connection. This creates an ever-shifting overall width. The narrow point is over the parkway (to reduce visual impact); wider points open to Crystal City and create a raised quasi-woodland park over the existing woodland vale along the Mount Vernon Trail. Near the western end of the new bridge would be direct connections to the Crystal City Metro and VRE commuter rail stations. At the eastern end, the bridge would align with the existing airport parking garage and Metro bridges, connecting directly to the terminal. The leisure part of the bridge includes areas for viewing the airfield at DCA, as well as shady nooks suitable for reading or intimate conversations.

The CC2DCA bridge plan is at this point called a "feasibility study"—an indication of the uncertainty that anything of this sort (much less the rich, layered vision SOM has created) will ever be built. Still, great ideas have a way of taking on a life of their own—just look across the river at the staying power of the planned Eleventh Street Bridge Park. Especially if Crystal City were to win the Amazon HQ2 lottery, the CC2DCA bridge-park might suddenly become a priority.



View from the bridge.



The Wharf as seen from the Washington Channel.

Merit Award in Urban Design & Master Planning/Presidential Citation for Urban Catalyst

The District Wharf

Washington, DC

Perkins Eastman

Architects/Designers of Individual Buildings: Perkins Eastman DC; BBGM; Cunningham Quill Architects; FOX Architects; Handel Architects; Kohn Pedersen Fox; McGraw Bagnoli Architects; MTFA Architecture; Rockwell Group; SK&I Architectural Design Group; SmithGroupJJR; WDG Architecture

Landscape Architects: Landscape Architecture Bureau; Lee and Associates, Inc.; Michael Vergason Landscape Architects; Nelson Byrd Woltz
Structural Engineers: SK&A and Thornton Tomasetti JV
Civil Engineers: A. Morton Thomas & Associates, Inc.
Maritime Engineers: Moffat & Nichol
Acoustical Consultants (Theater): A Ku Sticks
General Contractors: Clark Construction Group and Balfour Beatty

Photo © Sarah Mechling—Perkins Eastman

When the Wharf started construction in 2014, there may still have been a few old-timers who recalled the pre-urban renewal Southwest DC waterfront, a busy port with a mix of commercial, touristic, and yachting activities. Urban renewal in the 1950s and '60s replaced most of the almost-two-mile stretch with bunker-like buildings isolated in large parking lots. These had a brief flower, but by the 1990s, the overwhelming impression was of desolation and cracking concrete. A handful of holdouts maintained isolated pockets of bustle and popular engagement: the Fish Market, most notably, and the Capitol Yacht Club, tour boat pier, and a modest community of houseboat dwellers. Yet even these were housed in outdated, poorly-maintained facilities.

The District Wharf master plan is a complex interweaving of traditional and modern urban design practices, mixing fully private, semi-public, and public functions. This shows in the buildings' range of uses, of course, from a five-star hotel and pricey glass-walled condominiums to ice cream stands, the water taxi station, and the 5,000-seat concert venue, the Anthem, as well as in the circulation system. There are major streets (realigned and reconstructed Maine Avenue), narrow streets (including Pearl Street, which has several honky-tonk style live music bars), and bike lanes. Emblematic is the new Wharf Street, running directly along the waterfront, where various paving and landscaping elements define general zones of sidewalk, street, pocket parks, and sidewalk cafes—but where pedestrians and bicyclists can go anywhere, and vehicles must go slowly and yield.

All elements of the master plan ultimately serve one central purpose, however: to re-engage the waterfront. No opportunity, it seems, was overlooked to reverse a central flaw of the 1950s urban renewal development, which, as Perkins Eastman says with considerable understatement, "failed to adequately bind land and water uses." Public piers have dramatic sculptures and a range of seating options, as well as two different water transportation entities: the large water taxi which operates from the northernmost pier to Alexandria, Georgetown, and National Harbor; and a small jitney boat that shuttles across the channel to East Potomac Park (a.k.a. Hains Point). While drinking or dining, one can view the water from inside or out, immediately adjacent, across the street, or from a second-floor perch. In the myriad of office and apartment buildings and hotels, of course, it is not possible for everyone to get a water view. But careful master planning, with cuts and angles, provides at least a peek to a substantial percentage.

If the land-water connection is the most visible and obvious guiding concept, sustainability is the most significant one, yet it's largely hidden. As the Wharf has loudly achieved popular success, it quietly achieved LEED Gold certification in the Neighborhood Development category. This speaks to a broad range of tough requirements including reductions in use of energy and water; control of storm water and waste streams; use of sustainable, non-toxic materials; and promotion of healthy living. But absent the esoteric magic of design on multiple levels—urban, architectural, landscape, interiors, marine, etc.—adherence to the LEED criteria is no guarantee of success. The Wharf achieves this magic, which, as juror Rick Archer, FAIA, noted with approval, "does something really simple: It converts [an almost forgotten corner of the city] into one of the most vibrant urban places in the metropolitan area."



District Square entrance drive at the Wharf.

Photo © Jeff Goldberg/Esto



Photo © Perkins Eastman

District Pier with the marina in the background.

Congratulations to **PERKINS EASTMAN** for their outstanding work on **The Wharf.**







All images courtesy of PN Hoffman and The Wharf

°lai °leeandassociatesinc
landscape architecture • urban design • planning
green infrastructure • sustainable cities
www.leeandassociatesinc.com
638 Eye Street NW Washington, DC 20001 202.466.6666



We are an extension of your business!

We work with Builders, Architects and Interior Designers

KITCHEN AND BATH STUDIOS INC.

Peggy Jaeger, CKD
Annapolis, MD
410-916-4761

Fred Grenfell
No. Virginia
703-967-0206

Jerry Weed, CKD
Karen Hourigan, CKD
Nancy Kotarski, NCIDQ
Jordan Weed, Designer

No Up-front Design Fees

301-657-1636

7001 Wisconsin Avenue
Chevy Chase, MD 20815

www.KitchenBathStudios.com

jessica marcotte | photography



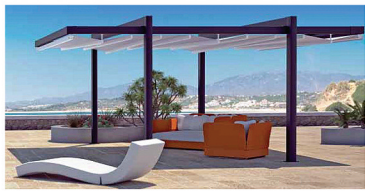
~ Old Dominon Boat Club ~

Winstanley Architects & Planners

703 548 7900

www.jessicamarcotte.com









SUNAIR®
AWNINGS & SOLAR SCREENS

SINCE 1880
BALTIMORE, MD &
PHOENIX, AZ

Nationwide Dealer Distribution



LOUVERED AND FABRIC PERGOLA® RETRACTABLE STRUCTURES
For Your clients Home or Business

Visit our showroom & factory, **Jessup, MD 800-548-0408**

www.sunairawnings.com | info@sunairawnings.com

THERMAL DOORS, REDEFINED





U.S. Patent 9,074,413

ULTRA-NARROW STILE
THERMAL ENTRANCE SYSTEM

ENTICE®

MINIMAL SIGHTLINES, **MAXIMUM PERFORMANCE**

For the first time, all-glass aesthetics and full-frame thermal performance all in one entrance system. ***ENTICE***® *meets stringent energy codes and looks great doing it.*

SUPPORTS HANDLE HARDWARE, INCLUDING PANIC DEVICES, ON 1" INSULATING GLASS

- Ultra-Narrow 1-1/8" Vertical Stiles
- Thermally Broken with U-Factors as Low as0.33 (storefront) and 0.43 (door)
- NFRC Rated and Satisfies ASHRAE 90.1-2016 Air Infiltration Criteria

"Entice solves the requirement for thermal performance and weather protection while maintaining an upscale look."
— Maria A. Gomez, Principal, GFF Architects

"Best in Category - Openings"
— Architectural Record
Product of the Year Awards

THE 16TH ANNUAL AP50 READERS' CHOICE

"Best Product for Retail"
— Architectural Products
Product Innovation Awards

"The cleanliness in lines is equaled by the sophistication of the hardware and performance."
— Product Innovation Awards Judge

Voted one of the TOP 50 products — Architectural Products

CRL U.S. ALUMINUM
A CRH COMPANY

C.R. LAURENCE – U.S. ALUMINUM
crl-arch.com/ENTICE | (800) 421-6144 EXT. 5305

488_11/18

Business Acumen

Innovative Office and Retail Projects

by Steven K. Dickens, AIA, LEED AP

Merit Award in Architecture

2112 Pennsylvania Avenue, NW

Washington, DC

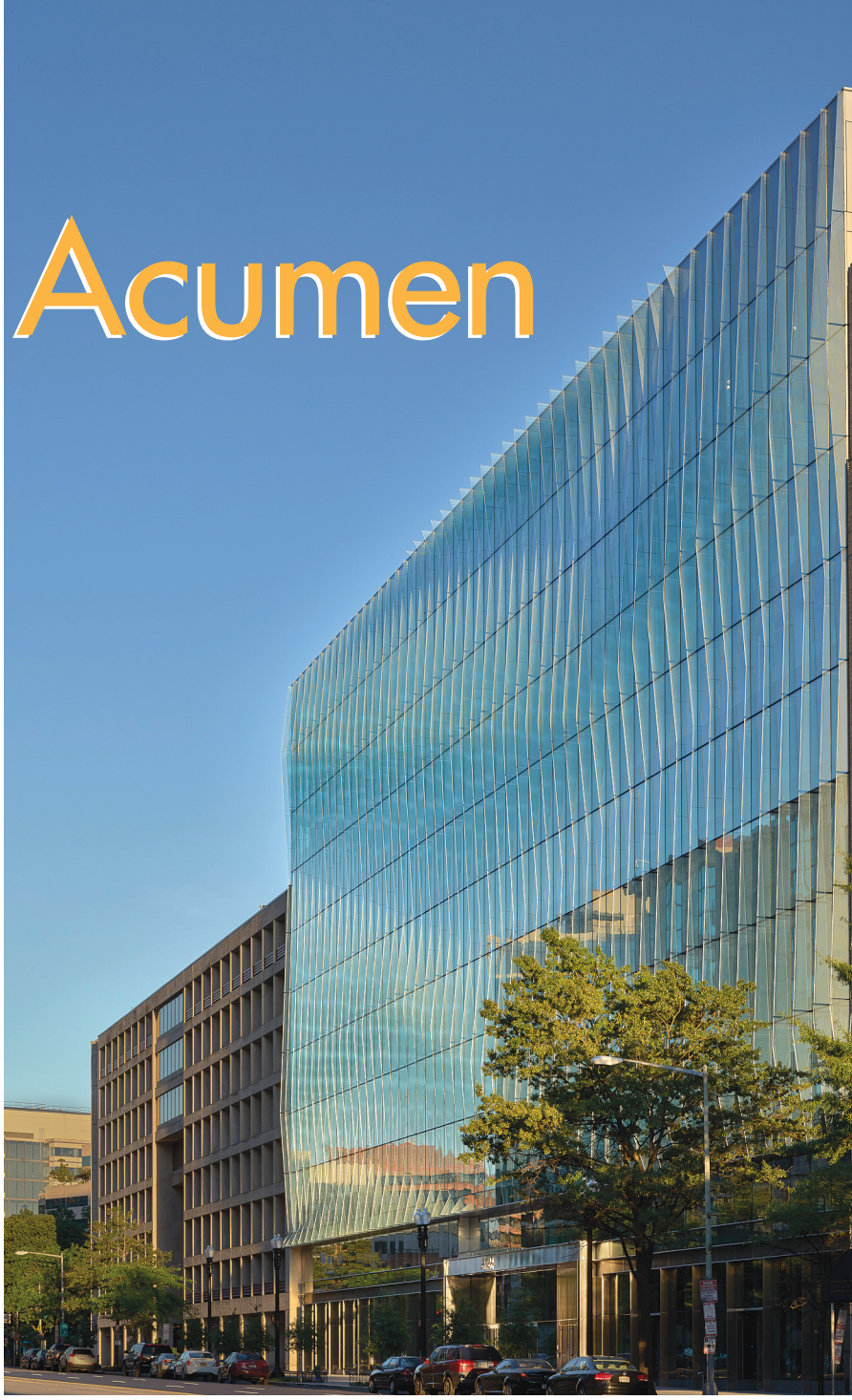
Gensler

Landscape Architects: ParkerRodriguez
Lighting Designers: Stroik Lighting Design
Structural Engineers: Tadjer-Cohen-Edelson Associates, Inc.; Thornton Tomasetti
MEP Engineers: Vanderweil Engineers; GHT Ltd.
Civil Engineers: Wiles Mensch
Renderer: RSI-Studio
General Contractor: Skanska USA Building Inc.

For most development projects in central DC, the basic form of the exterior is dictated by non-architectural forces, typically a combination of ever-shifting market and functional demands and seemingly immutable zoning regulations. For elemental economic reasons, commercial projects tend to squeeze in the maximum number of stories possible within height limits. Footprints are kept as large as possible without compromising requirements for daylight and views out.

For speculative office buildings, the usual architectural goal of a strong interior-exterior relationship is inherently compromised by the simple fact that most of the interior spaces are designed and constructed separately, often by different firms and typically in a different time frame. For such projects, a vital and central role of the architect is to devise an exterior articulation that makes all these non-architectural forces work together elegantly. Failure to do so results in the often-derided, disappointingly bland "K Street box."

For a site on the portion of Pennsylvania Avenue between the White House and Georgetown, **Gensler** faced a particularly acute set of challenges. The site is in the middle of a long block, with fairly wide frontage,



Oblique view of 2112 Pennsylvania Avenue, NW.



Roof terrace.



Lobby.



All photos © Prakash Patel

Façade with glass fins.



such that the façade essentially cannot be viewed face-on. Views would always be oblique and, because of the immediately adjacent buildings at each side, there would be no opportunity for the façade to turn a corner. The use of bay windows projecting into public space, which would add depth, is limited to residential buildings by DC law, and given office users' current preference for as much glass as possible, adding visual interest through varied materials would be difficult.

A flat glass front—so common nowadays—might have seemed inevitable, but Gensler broke the expected plane by adding fins to the curtain wall. The fins' profiles vary, creating a pattern that shifts and draws the eye as one passes the building. Perfect for the site, it actually reads most clearly from the most oblique angles, as the awards jury noted. Careful detailing allows for very minimal metal connectors and sealant joints, creating a façade in which the vertical and horizontal modules largely dissipate into a diaphanous field of glass. The façade as a whole becomes, in the words of the architects, "a work of public art that engages viewers and enlivens the street."

The gentle zig-zag of the fins introduces a leitmotif found elsewhere in the building, notably in the lobby ceiling and in pergola elements at the common amenity roof deck. The alley side of the building, unlike the Pennsylvania Avenue frontage, jogs several times to maximize window wall and create more opportunities for corner offices.



Lounge area and café in the offices of Latham & Watkins.

All photos © Halkin Mason



Lobby.



Open stairwell.

Award for Excellence in Interior Architecture

Latham & Watkins LLP

Washington, DC

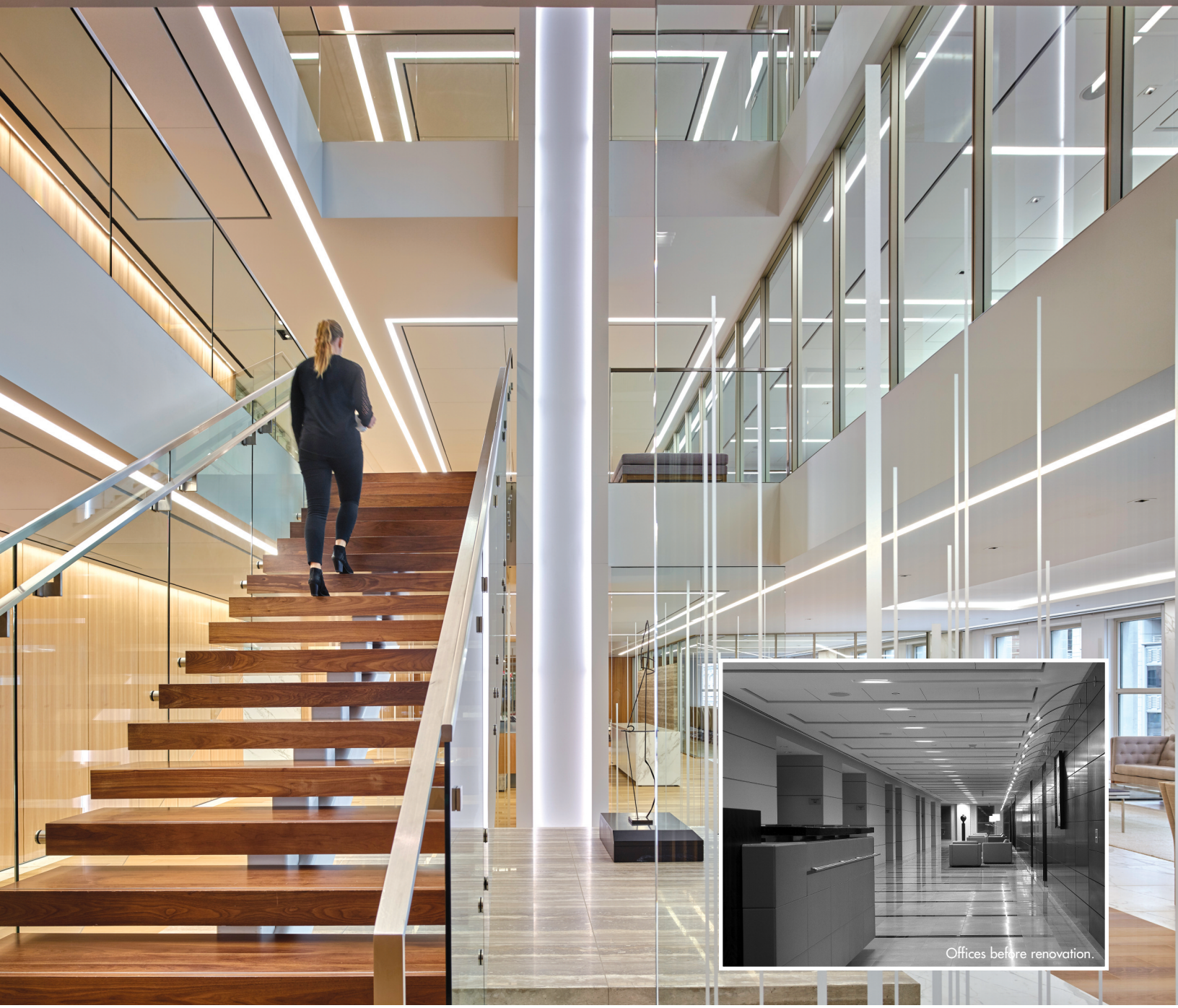
Gensler

Lighting Designers: Mitchell B. Kohn Lighting Design
Landscape Architects: OJB Landscape Architects
Structural Engineers: Thornton Tomasetti
MEP Engineers: GHT Ltd.
Renderer: Halkin Mason
General Contractor: Harvey-Cleary Builders

In 2000, the Washington office of global law powerhouse Latham & Watkins LLP moved to seven floors of the then-new Lincoln Square building by Hartman-Cox Architects, which occupies over half a city block in a prime Penn Quarter location. The build-out was high-end in its day, but by the time the original lease expired, it seemed dark and overly partitioned, at least by current standards. There is now a consensus that such separations hinder the effectiveness of employees. A balance between privacy and interactions is ideal.

The firm decided to stay put, but to undertake transformative renovations in phases. **Gensler** was selected as the architect, a not-unexpected choice given that both are large firms that combine global reach with a strong local presence.

Gensler's central effort was to bring light into interior areas of each floor, while simultaneously providing visual



connections among the offices, workstations, and other areas. The original build-out consisted of private offices for the attorneys along the windowed perimeter, with workstations for support staff inboard. The private office partitions were solid, blocking light and views while inhibiting interaction among staff members. Gensler replaced the solid walls with glass, and replaced most of the open office landscape with private or semi-enclosed workstations. The preponderance of glass partitions brings daylight and at least a little sense of the outward view to almost all work areas.

The main reception lobby was similarly dark and disconnected, with the solid wall of a conference room cutting off light and views, and only elevators to connect to other floors. Gensler expanded the reception and waiting area, extending it to the window wall. There's still a conference room, but it's enclosed in glass—remarkably open and clear due to notably thin mullions. Previously, access to additional meeting rooms on other floors entailed an elevator ride. Now one can ascend a dramatic stair through a luminous, narrow atrium space to four conference rooms on the two floors above.

At the top of the stair, Gensler reworked an existing amenity space and adjacent roof deck. Again, the original versions were not so bad—they just weren't up to the 2018 standards of a top-end global law firm. Gensler viewed the amenity suite as an opportunity to connect the interiors to the specific locale. An exterior wall was opened to provide a fuller view of iconic Washington sights such as the Old Post Office bell tower and the Washington Monument. At an inside wall opposite the new window wall is a large mural of an antique map of Washington.

Crucially, from the awards competition perspective, all of this is executed crisply and expertly. The interior window systems are finely detailed, flawlessly installed, and used in just the right places. The same can be said of the material palette of wood, white marble, striated gray carpet, and glass. Even the acoustic tile ceiling manages to look elegant.

Merit Award in Interior Architecture

Offices for an Investment Firm

Bethesda, MD

Robert M. Gurney, FAIA, Architect

Interior Designers: Baron Gurney Interiors
General Contractor: Bognet Construction

Robert M. Gurney, FAIA, is a perennial winner of AIA | DC awards for his residential work. Unlike many high-design residential architects nowadays, he doesn't assign the projects fancy names, favoring instead prosaic monikers like "Hampden Lane Home" or "Modular One." The houses, however, are anything but average. Gurney's brand mixes a range of bold materials to create spaces and houses that tread the line between architecture and minimalist sculpture.

In this commercial project, "Offices for an Investment Firm," the name may be bland to the point of anonymous, but the space is classic Gurney, constrained perhaps by the unavoidably insistent horizontal planes of the existing building's floor and ceiling. Start with a 16-story office building in Bethesda with unconventional geometries created by triangular floor plates and a full-height atrium. Add an oddly-shaped suite on the 12th floor. Finish with an inventive floor plan extended to the third dimension (height) and composed of a palette of strong, distinctive materials. The entire experience of the office is fresh and stimulating.

Gurney critiques the more standard office layout as consisting of "oversized, glamorous entry areas and large, underutilized conference rooms that frequently have the best light, the most windows, and prominent views," to the detriment of the employee work spaces. In response, in this project he located almost all the employees in private offices along the perimeter. The public zone, separated from the employee area by an 85-foot-long, curving wall of hot-rolled steel plate, grabs some soft light from the building's atrium for the reception area and conference room.

Circulation follows the curve, while the offices pick up on the triangular geometry, with "blades" of wood alternating with glass panels and doors. A trio of flooring materials—soft gray carpet; bleached, wide wood planks; and limestone squares—provides variation and defines functional zones. The walls, similarly, have six finish options: the black steel, glass with super-thin aluminum frames, horizontal wood boards (stained to exaggerate the graining), light wood panels, white-painted drywall, and ultra-saturated blue epoxy. In each case, the detailing of the material is distinctive and precise. The steel panels, for example, have small clips that create a subtle grid of dots, while the wood panels are offset by reveals between the panels and at the floor and ceiling.

With just 11 desks, this is not a large office. The interior architecture embodies the high-end "boutique" character of the investment advisory business. Gurney wrote, in the competition entry: "Ideally the goal is to change perspectives physically and psychologically of both the visitor and the daily user, to create an environment that is pleasant, inspiring, and productive." The awards jury felt that he succeeded, noting the expert "manipulation of space."



Circulation space in the Offices for an Investment Firm.



All photos © John Cole



Blue epoxy walls facing the corridor and a break room.



Reception area.



Kitchen.

Exterior of Blue Bottle in Georgetown.

All photos © James Ewing

Dining area with the service counter in the background.



Merit Award in Interior Architecture

Blue Bottle—Georgetown

Washington, DC

Bohlin Cywinski Jackson

MEP Engineers: WSP
General Contractor: Potomac Construction, Inc.

In an apocryphal origin story, coffee was introduced to Vienna, Austria, in 1683 by a Pole named Jerzy Franciszek Kulczycki (also spelled Kolshitsky), who opened a café called *Blaue Flasche*, or Blue Bottle. The rest, as they say, is history. A self-described "coffee lunatic" in Oakland, California, 319 years later, named his fledgling coffee-house Blue Bottle, in Kulczycki's honor. One can read the whole story on the company's website, but the important thing is that the new coffeehouse aspired to a high level of connoisseurship as part of a complete package of taste, service, design, and stewardship.

The chain grew rapidly on the West Coast; by 2016, it was seeking to expand east. The eminent architecture firm **Bohlin Cywinski Jackson (BCJ)** had designed several of the company's Bay Area outlets, and Blue Bottle returned to BCJ (which has a San Francisco office, but is headquartered and rooted in Pennsylvania) to design its first East Coast store in a humble, former light-industrial building in Georgetown.

The building is adjacent to the C&O Canal, at the dead-end of a cobblestone street. A footbridge crosses the canal. The building is rather plain by standards of the Georgetown Historic District, but under BCJ's careful treatment, its best characteristics shine and it manages to hold its own against much fancier neighbors, such as the ornate old market building that houses Dean & Deluca.

The design strategy is reminiscent of some of BCJ's Blue Bottles in San Francisco: a stripping away to reveal the original space and structure, with ash-veneer and white laminate millwork creating a luminous space that seems simultaneously straightforward and complex. Notably, drawing cues from the original building, almost every inserted element displays a gentle tension between symmetry and asymmetry, creating interest through generally simple forms.

There is a basic but effective zoned organization, diagrammed in the competition entry as *Enter, Meet/Sit* (with an inviting communal table), Stand (at a raised narrow counter), and *Order,* with *Prep,* the back-of-house area, obscured from the rest of the café behind a partial-height wall. Built-in booths along the south wall correspond to pre-existing windows and offer views down to the canal. A relatively large window in the front façade can be fully opened to unite the interior with sidewalk café seating on the cobblestones along the canal wall.

Juror Karen Blanchard, AIA, opined that the design is a "great exercise in constraint and craft," and she appreciated the integration of outside and inside.

Despite being a bit removed from M Street and Wisconsin Avenue, Georgetown's bustling shopping streets, Blue Bottle has thrived. Drawn initially by reputation, one presumes, the crowds have returned week after week. Doubtless the specialty coffee is a big reason, but equally compelling is the space, which, despite its industrial loft shell, manages to earn the word bespoke.





Counter built into the historic building's former vehicular entrance.

Atrium of the Greencourt Innovation Center.

Photos © Julia Heine/McInturff Architects

Award for Excellence in Adaptive Re-Use

Greencourt Innovation Center

Rockville, MD

McInturff Architects

Landscape Architects/Civil Engineers: Stantec Consulting Services Inc.
Structural Engineers: 1200 Architectural Engineers
MEP Engineers: James Posey Associates
Lighting Consultants: Hartranft Lighting Design
Acoustical Consultants: Acoustical Design Collaborative
Code/Life Safety Consultants: Capitol FPE
ADA Consultant: Todd Andersen
General Contractor: Meridian Construction Co.

Transformation is always an exciting thing to witness—the more extreme the better. It doesn't get much more exciting, therefore, than **McInturff Architects'** revitalization of three ugly-duckling warehouses in the chock-a-block Parklawn Drive area of suburban Montgomery County, Maryland. One could hardly ask for a homelier "before" or a more thrilling "after."

Although the project reflects innumerable tasteful aesthetic choices, most of the major moves stemmed from practical necessity. For example, the trusses serve the vital purpose of upgrading the structure's resistance to lateral forces, and the bridge resolves an emergency egress issue. The stairs, elevator towers, and ramps animate the atrium lobby, but also resolve a myriad of accessibility issues caused by the misalignment of the existing buildings' floors. The circulation system also earns a LEED point for "Design for Active Occupants." The new third floor has just one level, allowing for a substantial mezzanine space over the middle existing building and affording an almost-hidden space for mechanical equipment.



Front façade.

The building is also notable for achieving LEED Gold (Core and Shell) certification. Reusing the existing warehouse helped, as did the relative proximity to the Twinbrook Metro station. Other key contributors are the large green roof and "optimized energy performance" made possible by an intensive use of Building Information Modeling (BIM). McInturff's team digitally modeled every piece of the building, including the actual elements of the mechanical system and individual bolts of steel connections. This level of modeling is immensely time-consuming and thus rarely executed, but it allowed a degree of control over the details that often eludes loft-style buildings.

Greencourt Innovation Center was previously featured in the Fall 2017 issue of *ARCHITECTUREDC*.


KCCT
Architecture | Planning | Interiors
THE APPRAISAL FOUNDATION
Celebrating
35
YEARS
www.kcct.com


Congratulations
Gensler
on the
Award for Excellence in
Interior Architecture
for Latham & Watkins
HARVEY...
CLEARY
Innovation, Quality, Integrity

MANUFACTURER
– OF –
ARCHITECTURAL
METAL

Hendrick
ARCHITECTURAL

perforated metal
products, profile bar
& wedge wire grating

Rare Aesthetics

Environmentally
Responsible Materials

Dynamic Performance
& Energy Efficiency

Subdued Maintenance

YouTube
watch project videos

www.hendrickarch.com
877.840.0881

Congratulations
Skanska, Gensler and the Design Team
2112 Pennsylvania Avenue
Merit in Architecture

STROIK
LIGHTING
DESIGN

3307 M Street, NW | Suite 301 | Washington DC 20007
stroiklighting.com


The Wharf | Photo: Guy Razzi, PE

Celebrating Exceptional Design.

Congratulations to all of the
2018 AIA|DC Chapter Design Award Winners
in creating outstanding architecture.

The SK&A Group
Structural Engineers
www.skaengineers.com

THE ART OF CONSTRUCTION.



GRUNLEY

COMMERCIAL | INSTITUTIONAL | GOVERNMENT **BUILDERS**



The Yuma Building of the American University Washington College of Law, as seen from the central courtyard.

Schools of Thought

Outstanding Design for Academic Projects

by Deane Madsen, Assoc. AIA

Award for Excellence in Architecture

American University Washington College of Law

Washington, DC

SmithGroup

Lighting Designers: MCLA Architectural Lighting Design
Structural Engineers: A+F Engineers
Civil Engineers: Wiles Mensch Corporation
Food Service Consultants: Ricca Newmark Design
Acoustical Consultants: Acoustical Design Collaborative
Cost Estimators: TCT Cost Consultants
General Contractor: The Whiting-Turner Contracting Company

Atop the second-highest peak in Washington, DC, a new campus for American University's Washington College of Law (AUWCL) opened in 2016. Comprising two buildings connected by an underground commons, and a third containing a chapel reincarnated as a teaching courtroom, the cluster of buildings gathers AU's law program onto a single, satellite campus of 312,000 square feet upon eight and a half acres within a National Register Historic District.

The trio of buildings is anchored by Capital Hall, a 1904 building between the Yuma Street and Nebraska Avenue spokes radiating from Tenley Circle. Capital Hall gained a chapel in 1921, and from these two historic structures, a landscaped walkway forms an axial connection extending to Dunblane House, built in 1839. The architectural team from **SmithGroup** carefully preserved the historic character of this modest campus—designated a DC landmark in 2011—while converting it into a modern law school.

Capital Hall's refurbishment was limited mainly to interiors, and the building now largely houses administrative offices. The chapel, which retains its stained glass windows and groin-vaulted ceiling, has been reinvented as the 60-seat Weinstein Courtroom, with a pair of mock trial classrooms beneath the former worship space. A bright atrium, with vertical glazing on its northwest wall and skylights above, links these two buildings, and reclaims the former chapel exterior as one wall of the circulation space.

Framing the axial allée are the Warren and Yuma Buildings, two newly built structures that meet underground in a day-lit social commons area. The two buildings, which expand upon existing footprints of structures that previously occupied the site, house separate academic functions. The Warren Building, to the south, is focused on research and technology, while the Yuma Building, to the north, centers around academics. The Warren Building hosts AUWCL's Pence Law Library, accommodating stacks and 847 seats, and a ceremonial classroom overlooking Warren Street at its southernmost edge.

The Yuma Building contains reconfigurable classroom spaces along with faculty offices on the upper floors. A 500-seat function hall is embedded on the lower levels, and a dining hall overlooks the new landscaping that begins at Dunblane House, continues over the sky-lit underground connection, and cascades down a terraced walkway beside the main entrance at the Warren Building. In both buildings, niches carved out of hallways offer opportunities



New atrium of the Washington College of Law, built in a former outdoor courtyard.

for impromptu pre- or post-class meetings at powered cocktail tables. SmithGroup project architect **Lori Cappuccio, AIA, LEED AP,** dubbed these spaces "Sidebars," where learning can continue outside the classroom. Cappuccio is part of a design team composed largely of women, which seems apropos given that AUWCL was founded by women in 1896.

From an urban standpoint, the campus is successful on many levels. Capital Hall retains its grandeur as the formal front of AUWCL facing Tenley Circle, yet the crisp, contemporary lines of Yuma and Warren are visible on the outer edges. With the inclusion of Dunblane House through landscape connections, SmithGroup has created a campus quadrangle that doesn't overwhelm either its site or its residential neighbors—the decision to connect the buildings below grade breaks up the massing of what appears in plan as a single construction. The school, meanwhile, gains a stable location: After moving 12 times in as many decades, AUWCL finally has a permanent home.



Exterior staircase of the Mundo Verde Bilingual Public Charter School.

The new wing of Mundo Verde in the background, with the renovated existing building at right.

All photos © Anice Hoachlander / Hoachlander Davis Photography

Award for Excellence in Architecture/ Presidential Citation for Sustainable Design

Mundo Verde Bilingual Public Charter School P Street Campus

Washington, DC

Studio Twenty Seven Architecture

Landscape Architects: Carvalho + Good Landscape Architects; O'Shea Wilson Siteworks
Lighting Designers: One Source
Structural Engineers: Ehlert Bryan, Inc.
MEP Engineers: CS Consulting Engineers
Civil Engineers: Christopher Consultants
Geotechnical Engineers: CTI Consulting, Inc.
Acoustical Consultants: Hush Acoustics
Food Service Consultants: Next Step Design
Commissioning Agents: Interface Engineering
Construction Managers: TenSquare
General Contractor: Forrester Construction Company



New annex of Mundo Verde.

Given that its name translates literally to "green world," one might expect a heavy-handed approach to sustainability at Mundo Verde Public Charter School, which is also bilingual in Spanish and English. In fact, having earned LEED Gold and Platinum credentials for its two buildings, the school takes a sustainable approach that is both overtly displayed and more subtly integrated into daily life, starting with a mission of molding its students into global stewards.

Mundo Verde had shifted between temporary locations several times in its first few years of existence. In 2011, the District ceded to it the John F. Cook Elementary School in the Truxton Circle neighborhood, fifteen blocks north of the Capitol. Recognizing the significant opportunity afforded in creating a space unique to its program, Mundo Verde sent out a request for proposals seeking a design team with the strongest sustainability credentials: "Our architects should be committed to environmentally responsible solutions and be willing to articulate and defend our sustainable design goals to our financial and construction partners."

Studio Twenty Seven Architecture won the commission, and was tasked with updating the nearly century-old facility for first- through fifth-graders, renovating it to LEED Gold standards. Studio Twenty Seven also added an annex to house pre-K and kindergarten children.

The annex draws its form from one of the bays of the original Cook school building, which Mundo Verde affectionately terms "la Casa"—the annex is thus "la Casita." The original building was designed by DC municipal architect Albert L. Harris in 1925. Studio Twenty Seven replicated the volume of that bay module, offset it from the main building to create a courtyard in between it and the new structure, then modified that volume to be more in harmony with its residential neighbors—specifically, by articulating it to align with divisions in the row houses adjacent to the school property. Additional modulations produced an entry overhang and a roof terrace atop the annex.

Within the old Cook building, the former auditorium has been transformed into a *zócalo*, the Spanish term for a town square. A multi-purpose space with wood flooring and a proscenium stage serves as the heart of the campus. Enlarged window apertures bring ample daylight into the classrooms, and over-scaled hallways have become home to banks of storage and coat hooks that add vibrant color while reducing the scale of the space to be more child-friendly.

Between the two buildings, a once uninterrupted (and impervious) asphalt groundcover has been replaced by edible teaching gardens with porous surfaces designed to channel rain-water into an underground cistern. The cistern holds up to 25,000 gallons of rainwater, which can be recycled to irrigate the landscape and to flush toilets, saving about 300,000 gallons of potable water per year.

In addition to a sustainability-oriented curriculum, which emphasizes plant-learning from the earliest ages and expands to energy and water consumption studies in upper grades, Mundo Verde also embraces a long-term outlook that will allow for additional sustainable measures as the school grows. When funding enables expansion, the school's architecture will support installation of rooftop wind generators and solar arrays to further reduce the school's energy consumption, which is already about half of the baseline for such buildings.



Stadium seating in the atrium of the Achievement Preparatory Academy.

Photos © Anice Hoachlander / Hoachlander Davis Photography

Award for Excellence in Architecture

Achievement Preparatory Academy

Washington, DC

Studio Twenty Seven Architecture

Landscape Architects: Siteworks
Structural Engineers: Ehlert Bryan, Inc.
MEP Engineers: Setty Associates
Civil Engineers: Christopher Consultants
Acoustical Consultants: Acoustical Design Collaborative, Ltd.
General Contractor: MCN Build



Exterior of the new wing.

Across the Anacostia River, in the Washington Highlands neighborhood of Southeast DC, the Achievement Preparatory Academy campus sits on a hilltop. It's a similar architectural proposition to Mundo Verde, in the sense that they both include existing early-20th-century school buildings renovated to current standards, and contemporary additions in the place of empty pavement. For Achievement Prep, the programming is reversed: The renovated original 55,000-square-foot facility, once known as the Draper School Building, houses its elementary school students, while the middle school occupies the 50,000-square-foot addition by **Studio Twenty Seven Architecture.** The two buildings face each other across a playground courtyard, and are connected by a covered walkway that serves both as a literal and figurative bridge between old and new.

Where the Draper Building is composed of solidly rectilinear elements, the new addition cleverly adapts this formal language to meet the school's programmatic needs within a familiar layout. Glazing that traces the profile of the main stairway upon the addition's southern façade indicates the dynamism within: A generous circulation and mixing space, complete with stadium stairs doubling as seating, connects lower and upper levels. This glass wall overlooking the courtyard also breaks up the massing of the new building to reflect the C-shaped plan of the original building. And rather than simply install a boxy, brick, three-story block on the other end of campus, Studio Twenty Seven carved away from that overall volume, expressing voids in bright paint that contrasts with the brickwork. The addition also holds a smaller interior courtyard at its center.

One achievement already under the school's belt is that of LEED Gold certification for features such as green roofs and rain gardens. Another goal—and one that serves as the founding mission of the school—is that of eliminating the achievement gap between students in poorer neighborhoods and those in wealthier regions. With a unified campus that celebrates learning, the school has gone a long way toward elevating its students to be among the highest-performing in the District.

The Achievement Preparatory Academy was previously featured in the Spring 2017 issue of *ARCHITECTUREDC*.



CONGRATULATIONS TO

STUDIO TWENTY SEVEN ARCHITECTURE

2018 AWARD FOR EXCELLENCE IN ARCHITECTURE

christopher consultants

engineering • surveying • land planning



PCC CONSTRUCTION COMPONENTS INCORPORATED

ARCHITECTURAL WALL SYSTEMS

DESIGN ASSIST CONTRACTOR SUPPORTING THE BUILDING ENVELOPE WITH CUSTOM CURTAINWALL AND ARCHITECTURAL WALL SYSTEMS



PCC CONSTRUCTION COMPONENTS, INC.

7600 Lindbergh Drive, Unit C
Gaithersburg, MD 20879

301.417.1020

www.teampcc.com

EHLERT BRYAN eb

consulting structural engineers

CELEBRATING

37 YEARS

OF SUCCESS

www.ehlert-bryan.com

DISTRICT OF COLUMBIA

EHLERT BRYAN DC eb DC

consulting structural engineers

CBE CERTIFIED

CERTIFICATION #: LSZ85132102021

www.eb-dc.com

MCN BUILD
BUILDING OUR COMMUNITY

We are committed to making a difference in the communities where we live, serve, and build through design-build collaborations. We are honored to support our design partner, Studio 27 Architecture, on their beautiful and sustainable design of Achievement Prep.







1214 28th Street, NW ■ Washington, DC 20007 ■ 202.333.3424 ■ www.mcnbuild.com

FOLLOW US

THE ARCHITECTURAL RESOURCE FOR LIGHTING







ALLIANCE LIGHTING

scan. call. or visit.

DESIGN SUPPORT • SALES • SERVICE

443 430 9803 AllianceLighting.com



CONGRATULATIONS!

2018 Merit in Architecture Award Winner

West End – Square 50, NW Washington // Architects: Ten Arquitectos & WDG Architecture // Installer: Reliant Drywall

swiss pearl®

The Premiere Fiber Cement for Metropolitan Washington DC . . .



706 Giddings Avenue, Annapolis // Architect: GriD architects
Installer: Cameron Group



DC International School, NW Washington // Architect: Perkins Eastman
Installer: CHU Contracting



Martha's Table Headquarters at The Commons, SE Washington
Architect: cox graae + spack architects // Installer: Pillar Construction



Alexandria Safeway, Virginia // Architect: Cunningham | Quill Architects
Installer: Boatman & Magnani

Photo credit: Brycen Fischer Photography

CLADDING CORP
THE 1ST NAME IN RAINSCREEN

ECO CLADDING
Engineered. Compliant. Optimized.

Multi-Family Affair

High Design for Apartment and Mixed-Use Projects

by Peter James, AIA, LEED AP BD+C



The apartment tower at 880 P Street, NW, as seen from the corner of 9th and P streets.

Photo © Maxwell MacKenzie Architectural Photographer

Merit Award in Architecture/
Washingtonian Merit Award for Multi-Family Housing

880 P Street, NW

Washington, DC

Shalom Baranes Associates

Interior Designers: Cecconi Simone
Landscape Architects: LEA | SIRI
Structural Engineers: Tadjer-Cohen-Edelson Associates
MEP Engineers: Girard Engineering
Civil Engineers: Wiles Mensch Corporation
General Contractor: Clark Construction Group

The L-shaped apartment tower at 880 P Street, NW, is the final puzzle piece in the CityMarket at O redevelopment. The ambitious plan to redevelop the Shaw site, anchored by the formerly abandoned, Victorian-era O Street Market, first hatched in 2001. Phase 1—with a new grocery store, market-rate apartment buildings, a hotel, and affordable housing for seniors—opened in 2014. In its master plan and subsequent building designs for the site, **Shalom Baranes Associates (SBA)** created a flexible yet cohesive design language.

Designed as a sibling, not a clone, of SBA's Phase 1 buildings at CityMarket, the LEED Gold-certified 880 P Street's crisp exterior contrasts custom white brick with black metal panels and curtain wall framing. The building's west façade is sculpted into five vertical bays separated by brick "party walls," a nod to the massing and rhythm of the traditional row houses facing the building across 9th Street. Vertical fins integrated into the curtainwall system help shade the west-facing glass and enhance privacy for the apartment

dwellers within. The north façade, facing P Street, features two-story townhouse units accessed via individual stairs off the sidewalk. Echoing its sister buildings, the north elevation is organized in a tartan grid pattern, with a brick frame superstructure and glass and metal infill.

With monthly rents ranging from $2,000 to $9,000, high-end finishes throughout, and luxury rooftop amenities, 880 P Street is squarely aimed at a high-income demographic. Considered in totality, however, the CityMarket development offers much-needed retail to both old-timers and new arrivals in the surrounding community, increases neighborhood connectivity via the reopened 8th Street, and accomplishes the neat trick of fitting in while standing out.

This project was previously featured in the Summer 2018 issue of *ARCHITECTUREDC*.



Roof terrace of 880 O Street, NW.

Photo © Maxwell MacKenzie
Architectural Photographer

Merit Award in Architecture

West End-Square 50

Washington, DC

TEN Arquitectos & WDG Architecture

Consulting Architects for Fire Station: LeMay Erickson Willcox Architects
Landscape Architects: Oehme, van Sweden | OvS (initial); Wiles Mensch Corporation
Interior Designers: TEN Arquitectos; WDG Interior Architecture
Structural Engineers: Tadjer-Cohen-Edelson Associates
MEP/Security/Telecom/AV/LEED Consultants: Cosentini Associates
Civil Engineers: Wiles Mensch Corporation
Curtain Wall/Waterproofing Consultants: Simpson Gumpertz & Heger
Acoustical Consultants: Polysonics
General Contractor: Clark Construction Group

Where in Washington can you find a fire station, affordable housing, and a squash club—all in one building? This most unlikely mashup of programs shouldn't work, but the risk-taking design of the project known as West End-Square 50 pulls it off.

Developed by EastBanc in a public-private partnership with the District of Columbia, the nine-story building at the corner of 23rd and M streets, NW, boldly expresses its unique tripartite program in the form of three shifting and stacked volumes outfitted in contrasting materials and colors. A breath of fresh air in a neighborhood dominated by understated transitional and postmodern architectural styles, Square 50 is a collaboration between design architect **TEN Arquitectos** and executive architect **WDG Architecture.**

The replacement neighborhood fire station at street level is clad in (you guessed it) fire-engine red perforated-metal panels and curtain wall. Above the fire station, a two-story volume set back from the property line houses a 20,000-square-foot squash facility with eight regulation courts. The squash club's supersized picture window, framed in gray metal cladding, daylights the circulation and amenity spaces and provides expansive views up and down M Street.

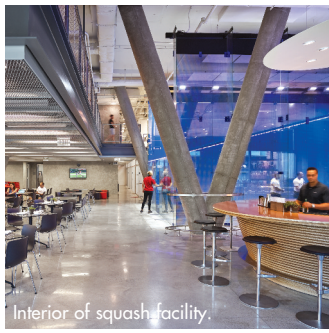
In contrast with the broad expanses of metal panel and glass below, the six-story multifamily housing component topping the building is wrapped in fiber-cement panels with punched window openings. With 55 apartments designated for households earning up to either 60% or 30% of the area median income—currently about $110,000 for a family of four—along with six market-rate units, Square 50 brings much-needed affordable housing to a precinct of the city better known for upscale hotels and pricey condominiums.

This project was previously featured in the Fall 2018 issue of *ARCHITECTUREDC*.



M Street façade of Square 50.

Photo © Alan Karchmer



Interior of squash facility.

Photo © Alan Karchmer



Oblique view of Square 50.

Photo © Alan Karchmer



New reception desk in the Hyde Park condominium lobby.

All photos © Paul Burk except as noted

Award for Excellence in Interior Architecture

Hyde Park Lobby Renovation

Arlington, VA

EL Studio

Interior Designers: EL Studio
Structural Engineers: Linton Engineers
MEP Engineers: Charles Ford Associates
General Contractor: Corbet Construction

At its best, architecture elevates problem-solving to an art form. This is particularly true of renovations, where designers don't have the luxury of beginning with a blank canvas. The Hyde Park Lobby Renovation, designed by **EL Studio,** is an exemplar of its genre.

The Hyde Park condominium building in Arlington, Virginia, was designed in the late 1960s by Vlastimil Koubek. The high-modernist exterior, typical for high-rise apartment buildings of its era, is clad in buff-colored brick and punctuated with projecting concrete balconies and a low-slung, deep canopy over the main entrance. However, the building's lobby, last renovated in the early 1980s, was incongruous: think floral wallpaper, brass chandeliers, and ornamental woodwork. Beyond the stylistic clash with the exterior, the lobby also had functional flaws—a lack of space for mail and package deliveries and a single, narrow circulation path for all building users and visitors, which created wear and tear on the already dated finishes.

The building's owners hired EL Studio, based in Washington and New York, to refresh the lobby and address these functional shortcomings. The architects evaluated the design problem—as they phrased it, "put the people in one place and the packages in another"—and created a subtle, thoughtful solution that maximizes the 2,500-square-foot space.

The design approach begins with bringing more light into the space, which has a relatively low ceiling height due to the existing structure. Daylight streaming in through existing floor-to-ceiling windows is captured and reflected by blue-tinted lacquered wall panels lining the side walls. These panels also reflect the greenery outside, bringing nature into the sleek, minimalist interior. The painted gypsum-board ceiling has recessed LED lighting linked to daylight sensors for energy efficiency.

A custom millwork reception desk acts as both centerpiece and divider. Resembling the rounded prow of a ship, the curvilinear desk directs the flow of residents and business tenants to the elevator lobby and commercial spaces to one side, and mail and package deliveries to the other. The ceiling plane, echoing the shape of the desk, is modulated with a recessed soffit highlighted by continuous perimeter LED cove lighting.

Moving further into the interior and away from the windows, the lighting becomes brighter to help the space feel continuous. Wood wall panels wrapping the reception desk and elevator lobby are mounted above the floor and stop short of the coved ceiling, appearing to float. These and many other thoughtful details have transformed a formerly dark and dysfunctional space into one that artfully marries form and function.



Exterior entrance.



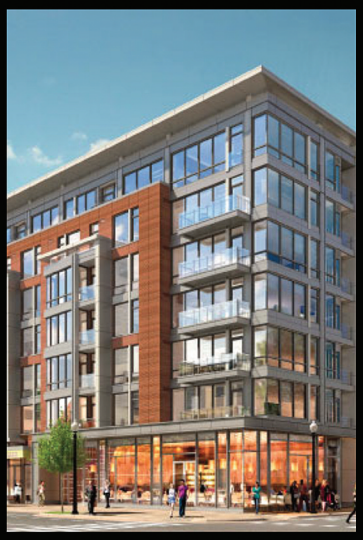
Resident seating area.



Lobby before renovation.

Courtesy of EL Studio

SERVING DC, MARYLAND, VIRGINIA FOR 40 YEARS


GIRARD ENGINEERING, PC

MECHANICAL, ELECTRICAL, PLUMBING

7600 LEESBURG PIKE, SUITE 310, WEST BUILDING, FALLS CHURCH, VIRGINIA 22043

(703) 442 – 8787 WWW.GIRARD.COM






Offering solutions to meet the unique challenges of the rooftop growing environment

- Designers appreciate the flexibility to use Trays or Layered (built-up) assemblies
- Multiple warranty options including Single-Source Warranty provided through our Roofing Partners
- Amenity Decks and Rooftop Gardening
- Regulatory agencies accept our green roofs as Stormwater Management tools
- Installation available

COLUMBIA GREEN TECHNOLOGIES

www.columbia-green.com 855-836-0536

Every Dri-Design panel is carefully manufactured – created without ACM, MCM, or any composite materials. Each Dri-Design product is a single-skin, non-combustible metal panel.

INTELLIGENT. ENDURING. FACADES.



Lackland Air Force Base – HDR, Inc.

The Dri-Design Wall Panel System can be customized with a nearly endless combination of materials, finishes, shapes and textures, providing the freedom to design beautiful facades. However, Dri-Design's truest beauty lies in the elegantly simple design, which eliminates the need for joint sealants and gaskets, can never delaminate and is 100% recyclable. This means the striking white façade at Lackland Air Force Base needs minimal maintenance to be dazzling for decades.

- No sealants, gaskets or butyl tape means no streaking and no maintenance for owners.
- Not laminated or a composite material, so panels will never delaminate.
- At Dri-Design, we have a strict policy of recycling and creating products that the world can live with.
- Fully tested to exceed ASTM standards and the latest AAMA 508-07.
- Available in a variety of materials and colors.

dri-design®
WALL PANEL SYSTEM

616.355.2970 | DRI-DESIGN.COM



Contemporary Design

Lincoln Windows specializes in the highest levels
of energy efficiency, long-term durability and design flexibility

GAITHERSBURG
8101 Snouffer School Rd.
Gaithersburg, MD 20879
301.840.9600

SILVER SPRING
9015 Brookville Rd.
Silver Spring, MD 20910
301.652.2600

BALTIMORE
4321 Fitch Ave.
Baltimore, MD 21236
410.350.0750

LEESBURG
41 Catoctin Circle, SE
Leesburg, VA 20175
703.777.3030

SPRINGFIELD
7740 Southern Drive
Springfield, VA 22150
703.451.6500

ANNAPOLIS *Design Studio Only*
208 West Street Annapolis, MD 21401 443.808.1481

OVER 100 YEARS
TW PERRY
BUILDING MATERIALS & HARDWARE STORE

www.twperry.com



ECA

ERIC COLBERT & ASSOCIATES
ARCHITECTS

202.289.6800/ECA-PC.COM



"Spy House" —
Merit Award for
Interior Architecture from
the AIA-DC Chapter

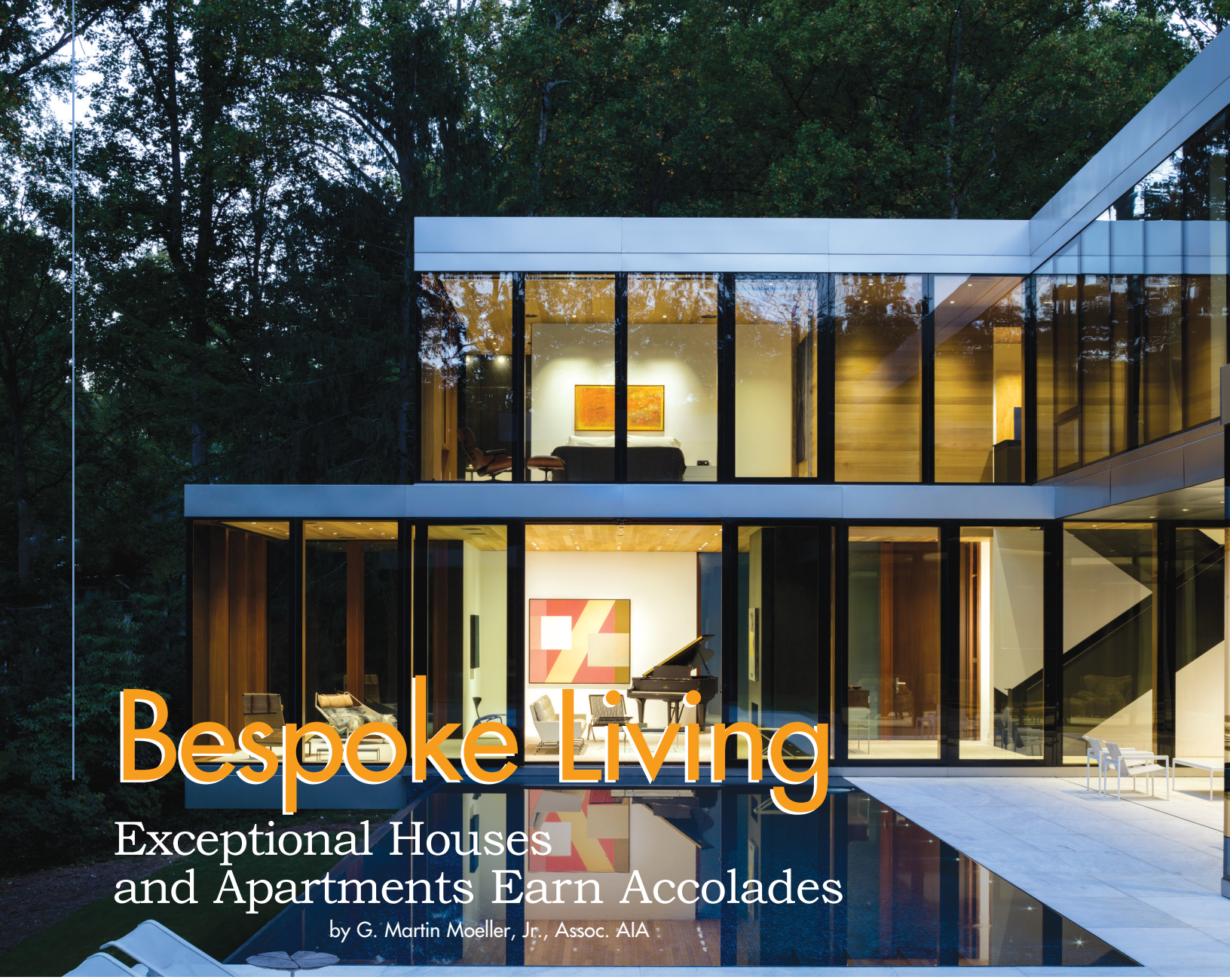
Design:
Jacobsen Architecture

General Contractor:
Harry Braswell, Inc
703.836.1776
www.harrybraswell.com

HARRY BRASWELL, INC.

WWW.HARRYBRASWELL.COM

Since 1982



Bespoke Living

Exceptional Houses and Apartments Earn Accolades

by G. Martin Moeller, Jr., Assoc. AIA

Vapor House, as seen from the pool deck.

All photos © Paul Warchol

Seven commodious residential projects, including single-family houses, condominium apartments, and an unusual two-family house, received AIA | DC Chapter Awards or Washingtonian Residential Design Awards in 2018. Architect **David Jameson, FAIA,** was the big winner this year, earning four awards. These included three projects previously published in *ARCHITECTUREDC*, plus the architect's own house, presented here for the first time.

Washingtonian Merit Award

Vapor House

Bethesda, MD

David Jameson Architect

Lighting Designer: David Tozer
Structural Engineers: Linton Engineering, LLC
MEP Engineers: Foley Mechanical Inc.
General Contractor: Ally DC

About eight years ago, **David Jameson, FAIA,** was on vacation with his family when he received a heart-sinking call from his neighbor. A tree had crashed through the roof of Jameson's house. It proved to be a total loss.

The destruction of the house was a tragedy not only for Jameson's family, but also for those who admire classic modern architecture. The original house was designed by Charles Goodman, the seminal mid-20th-century Washington architect famous for his work on the Hollin Hills development in Northern Virginia, the River Park urban renewal development in Southwest DC, and several individual modern landmarks. The house included an addition that was among the earliest projects by George Hartman and Warren Cox, whose firm Hartman-Cox Architects went on to win the national AIA Architecture Firm Award in 1988.

Jameson felt a strong attachment to the property, and decided to build anew on the same site. Since the original house's completion in the 1940s, substantial trees had grown up around it. Jameson was eager to preserve as much of that mature landscape as possible, and therefore situated the new structure to align as closely as possible with the footprint of the original house plus the addition.





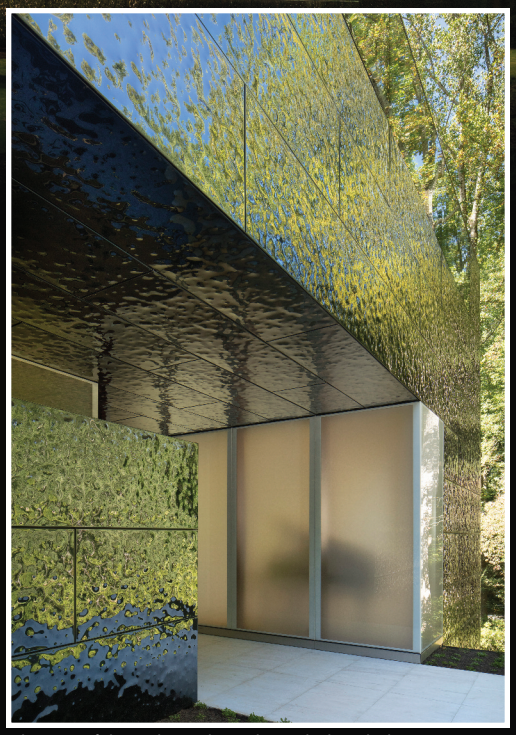
Vapor House, with the guest house at right.

Jameson grew up on the Eastern Shore of Maryland, and fondly remembered a "little black pond" there that fascinated him. "The character of the water was always changing," he said. "It was sometimes dark and murky, sometimes bright and reflective. I realized that those conflicting aesthetics were equally beautiful to me."

He set out to capture the ever-changing character of water in the design of the new house. In particular, he was inspired by the mirage-like quality of vapor—perhaps water's most mysterious state. This concept is most directly expressed in the custom embossed-metal panels that clad much of the house. Fabricated by A. Zahner Company, known for its work on various projects by Frank Gehry, the panels were produced by using two molds and rotating them to yield a variety of patterns. Depending on lighting conditions, the panels can appear black, blue, silver, or even white, thus evoking the mercurial moods of the pond from Jameson's childhood.

As design progressed, Jameson increasingly realized that designing his own house from scratch afforded him opportunities to experiment not only with finishes, but also window details and mechanical systems that might give his regular clients pause. He went to great effort to ensure that exterior doors and operable windows did not interrupt the perfectly planar quality of fixed glass panels. To achieve this, he worked with a Canadian manufacturer to develop appropriate opening mechanisms—sliding glass doors, for instance, pop out to open, much like the side doors on a minivan. The architect also incorporated cutting-edge, environment-friendly geothermal HVAC systems. He cited a recent monthly energy bill of $54—an exceptionally low figure for such a large house.

In plan, the house wraps around a swimming pool whose taut surface aligns with that of the surrounding terrace. It is the most direct reference to that pond back on the Eastern Shore. Said Jameson, "The house is a confluence of materiality and ideas, invoking the past of the Goodman house and of my own life."



Close-up of the embossed metal panels that clad much of the house.



Main living space.

Street façade of the Hull House, with driveway to the right.

Photos © Paul Warchol

Washingtonian Award for Excellence

Hull House

Alexandria, VA

David Jameson Architect

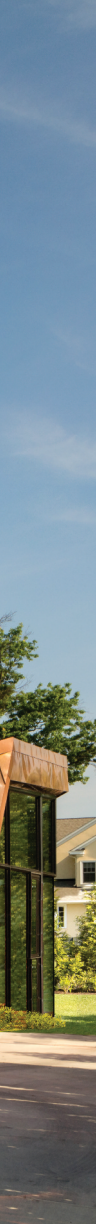
Lighting Designers: David Tozer
Structural Engineers: Structura
MEP Engineers: Foley Mechanical Inc.
General Contractor: PureForm Builders

In the design process, constraints can become opportunities. The historic district that includes this property in Alexandria, Virginia, requires houses to have sloped roofs. **David Jameson, FAIA,** exploited that requirement to create a house with a striking, jagged profile—an irregular series of copper-clad gables that allude to the more traditional architecture of nearby houses while also evoking craggy mountain ranges such as those of the American West.

On the house's street façade, the gables peek out from behind a burly, windowless wall of Carderock stone—quarried in nearby Bethesda, Maryland—which enhances privacy. As with the gables, the stone wall is simultaneously evocative both of the region's Colonial-era masonry architecture and of natural, rocky outcroppings. Between the smooth copper roof and the rough, grey stone wall are large triangular windows that are alternately reflective or transparent, depending on lighting conditions.

Inside, the multi-crested roof translates into an origami-like folded-plane ceiling, the peaks and valleys of which define subspaces within the largely open plan. Y-shaped columns support the roof and add linear counterpoints to the planar surfaces. A boxy, wood-clad volume containing the garage thrusts into the main living space. One inward-facing wall of the box conceals kitchen cabinetry and appliances, while its top plane serves as the floor for a mezzanine containing a home office. The rear façade of the house is almost entirely glass, affording views to a pool deck and yard.

The Hull House—so named because its shape reminded Jameson of the hull of a boat—was previously featured in the Summer 2018 issue of *ARCHITECTUREDC*.



Washingtonian Award for Excellence

Manifold House

Arlington, VA

David Jameson Architect

Structural Engineers: Wallace Engineering
General Contractor: Sagatov Design and Build

Also featured in the Summer 2018 issue of *ARCHITECTUREDC* was the Manifold House, designed by **David Jameson, FAIA.** The term manifold can refer either to the car part that feeds a mixture of air and fuel to the engine or to a part that funnels gases to the exhaust pipe. Both the name of the house and its design were inspired by the client's interest in tinkering with small-scale engines, such as those of classic Italian motor scooters.

The house was conceived as a glassy box framed in an open, weathered steel cage. The cage is punctuated by an array of angled steel fins, which, though fixed in place, suggest the constantly opening and closing components of an internal combustion engine. In practical terms, the angled fins modulate sunlight and help ensure privacy for the glass-enclosed living areas. Seen from the inside, they create a dynamic frame for outward vistas—as one moves through the space, sliver views narrow and widen with each step.

The interior of the house is much more complex than it may seem at first. The primary living/dining is a two-story linear volume running the length of the house to one side. A narrow band of service spaces lines the opposite side at ground level. Above that band is a mezzanine containing a play area and craft room with multiple openings overlooking the main space. Bedrooms are on the third floor, which also offers access to the roof deck. At one corner of the house is an open vertical shaft that visually connects all of the aboveground levels, while also offering a physical connection between the yard and the basement, which includes another bedroom and a playroom/office. Like the layered façade, the organization of the house is an intricate composition that is full of surprises.



Living area of the Manifold House.



The Manifold House as seen from its side yard.

Photos © Paul Warchol



Exterior of the Woodside Residence.

Photos © Bruce Damonte

Washingtonian Merit Award

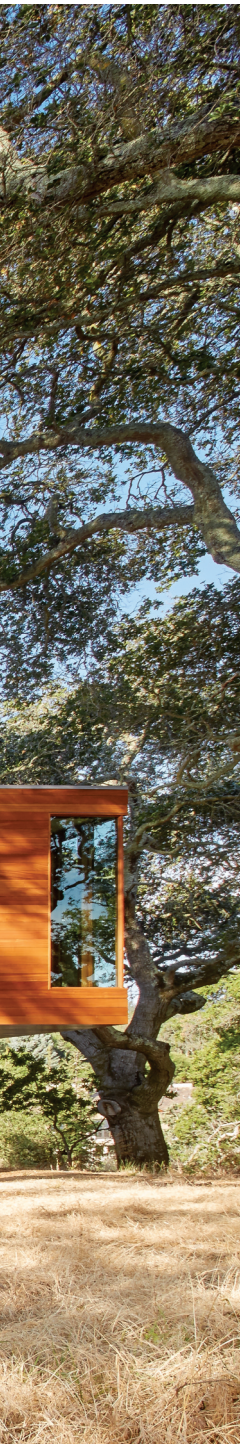
Woodside Residence

Woodside, CA

David Jameson Architect

Structural Engineers: Severud Associates
MEP Engineers: ACIES Engineering
Civil Engineers: Lea & Braze Engineering, Inc.
Geotechnical Engineers: Romig Engineers, Inc.
General Contractor: Wilkinson Construction

The Irish philosopher Edmund Burke drew a distinction between the *beautiful*, which is aesthetically pleasing, and the *sublime*, which has the power to provoke excitement and even terror. The site for this house in California by **David Jameson, FAIA,** exemplifies both concepts. Located roughly halfway between San Francisco and San Jose, the setting is visually stunning, populated by magnificent live oaks and offering views toward the Santa Cruz Mountains, the Stanford University campus, and San Francisco Bay. The site is also, however, only a half-mile from the San Andreas Fault, and therefore the house had to be "built to withstand extreme seismic events."





Courtyard.

The basic structure consists of a poured-in-place concrete armature that cradles a number of wood-clad "cartridges" housing distinct functions. The heavy, rough concrete frame braces the house against seismic forces, while the wood-clad volumes visually connect the structure to the surrounding trees. Spatial "fissures" between the concrete and wood elements allude to the shifting tectonic plates that have defined the topography of the region. The architecture plays up various juxtapositions: between heavy and light, between rough and refined, and between public and private.

The house, which was previously featured in the Winter 2016 issue of *ARCHITECTUREDC*, employs a number of sustainability strategies. The heavy concrete armature serves as a thermal mass, absorbing heat by day and gradually radiating it to the interior by night. In warm weather, motorized windows and louvers admit cool air coming off the bay, while warmer air is exhausted through the stair tower (and, ultimately, a hot-yoga room at the top of the tower). Electrical power is provided by recycled electric car batteries fed by a solar array.



One of the preserved brick walls of the Alley Dwelling is shown in the foreground. The external stair connecting both levels and the roof deck is visible at right.

All photos © Merrill St. Leger

Washingtonian Honorable Mention

Alley Dwelling

Washington, DC

demian\wilbur\architects

Structural Engineers: CAC
MEP Engineers: PEG with IBSolutions
General Contractor: LR Mailloux Construction

In the late 19th and early 20th centuries, many Washingtonians—especially African Americans—lived in alley dwellings. These houses tended to be substandard, often lacking plumbing and other basic amenities commonly found in street-facing houses. Occasional governmental initiatives sought, with varying success, to limit the construction of new alley dwellings and even to demolish existing ones. Ultimately, the shifting demographics that accompanied post-World War II suburbanization led to the abandonment of many such houses. Soon thereafter, however, the growing preservation movement brought renewed interest to these structures, which, while typically modest, had a fundamental material character that began to attract potential renovators.

Washington's recent population boom has entailed a housing crunch, inspiring some homeowners and developers to explore diverse options for urban living. In that context, historic alley buildings—including old houses as well as stables, garages, and other accessory structures—have become increasingly attractive options. The project presented here is the conversion of an obsolete storage structure into a two-family house in the middle of a block in DC's Capitol Hill neighborhood.

"Conversion" may be an understatement. In fact, the only salvageable element of the existing, one-story structure was a zig-zagging series of brick walls. Those remnants nonetheless served as the architectural springboard for the new construction, defining the building's footprint and providing a historic, masonry foil for the new elements in wood, glass, and metal. The completed project consists of two stories—with one dwelling unit per floor—plus a roof terrace.

Because of its unusual site, the building has no yard to buffer it from passing cars in the alley. Privacy was also a concern, given that the site is surrounded by other houses. In response to these challenges, **demian\wilbur\architects** designed the building as a literally dynamic structure. Sliding exterior panels—some almost solid, some consisting of wood slats—can be moved over the course of the day and night to achieve the optimal mix of light, views, ventilation, and privacy. The sliding panels also, of course, yield variable impressions of the building for passersby.

In the absence of a yard, the roof terrace provides private outdoor space for the building's residents. Since it is just high enough to allow views across the roofs of neighboring houses, the terrace provides a surprising degree of privacy, helping to offset the confined character of the lower levels.





Kitchen of the lower-level unit.



Living room of the upper-level unit.

Merit Award in Interior Architecture

Spy House

Alexandria, VA

Jacobsen Architecture LLC

General Contractor: Harry Braswell, Inc.

If Hollywood were to imagine an apartment owned by two former spies, the space would probably be tricked out with every espionage-related cliché in the book: hidden doors, dark nooks, safes nestled behind paintings, and exotic artifacts obtained during top-secret missions displayed provocatively on bookshelves. By contrast, this condominium designed for two actual former U.S. intelligence officers is open, bright, and seemingly fully discoverable by guests invited to the owners' frequent dinner parties and poker games.

The apartment is a renovation of two previously conjoined units in a Brutalist high-rise apartment building in Alexandria, Virginia. While the ceilings were not high, the combined space offered 270-degree views of the Potomac River, Old Town Alexandria, and even central DC in the distance. The existing interior, however, was incoherently planned and failed to take advantage of the sweeping vistas.

Jacobsen Architecture was hired to unify the space and "honor the views." That required gutting the interior, including the all-too-common clutter of soffits and bulkheads—not to mention a pile of asbestos—and stripping the space down to bare concrete. Conceptually, that left only the two horizontal planes of floor and ceiling, a few vertical intrusions for structure and mechanical services, and the almost all-glass perimeter on three sides.

The designers devised a new plan to maximize views not only from each area, but even from just about every seating surface within the main living spaces. Where appropriate, they inserted translucent or reflective partitions to separate spaces gently without compromising light and views. Vertical elements such as doors, cabinets, and even air-conditioning grilles were designed to appear continuous from floor to ceiling, thus minimizing visual interruptions within the space.

Environment-conscious moves included the replacement of single-pane sliding-glass doors with new insulated versions, along with the addition of automatic shades to manage heat gain and daylight. Zoned HVAC units allow differential control of distinct areas within the apartment, maximizing occupants' comfort while reducing overall energy consumption. Energy-efficient LED light fixtures are used throughout.

It's possible that the ex-spy owners have stashed microfilm under their mattress or hidden shoe-phones in their closets, but as far as one can tell, there is nothing clandestine about this airy, serene, open book of an apartment.



Main living area of the Spy House.



Kitchen.

Photos provided by Simon Jacobsen. Existing photo by MRIS.



Kitchen before renovation.

Living and dining areas
of the Waterview Condominiium.

Photo © Anice Hoachlander / Hoachlander Davis Photography

Merit Award in Interior Architecture

Waterview Condominium

Arlington, VA

Robert M. Gurney, FAIA, Architect

Structural Engineers: Tadjer-Cohen-Edelson Associates, Inc.
General Contractor: Peterson & Collins, Inc.

Like the Spy House, the Waterview Condominium by **Robert M. Gurney, FAIA,** is a renovation of a formerly undistinguished apartment with spectacular views. Occupying part of the 30th floor of a mixed-use tower in Rosslyn, Arlington's commercial center, the apartment has three generous exposures. Residents and guests can enjoy panoramic vistas toward Georgetown, the National Mall, the Potomac River, and Arlington National Cemetery.

Prior to renovation, the apartment suffered from a disjointed layout and irregular ceiling planes that detracted from the views. Gurney devised a more open floor plan that nonetheless allows for clear distinctions between public and private spaces, and between formal and informal uses. In lieu of drywall partitions, spaces are largely defined by bookcases, closets, and cabinetry, contributing to a sense of depth and layering throughout the apartment. A rich catalogue of finish materials, including steel panels, white glass, natural slate, western red cedar, and granite, adds warmth and texture.



Living area with bookcase/room divider in the background.

Photo © Maxwell MacKenzie Architectural Photographer

Rationalizing the haphazard ceiling planes proved to be a more challenging task. Early investigations revealed that many of the distracting bumps in the ceiling concealed vital building components, such as fire-suppression systems and roof drains. In an if-you-can't-beat-them-join-them moment, Gurney ultimately decided to accept the tangled web of pipes and ducts and treat it as the basis for an exuberant faceted ceiling. Now that the apartment is complete, the folded plane suggests an abstracted cloud, and successfully leads the eye toward the perimeter windows and the views beyond.

The Waterview Condominium was previously featured in the Summer 2018 issue of *ARCHITECTUREDC*.





Linton Engineering, LLC

Responsiveness ● Creativity ● Timeliness
Consulting Structural Engineers

info@lintonengineering.com www.lintonengineering.com 571-323-0320

LR MAILLOUX CONSTRUCTION

Fine Home Restoration & Building
LRMailloux Construction.com
202-543-4217



SOLAR INNOVATIONS®
ARCHITECTURAL GLAZING SYSTEMS

ENDLESS
POSSIBILITIES

If you want quality, don't settle for anything less than doors, windows, and operable walls from Solar Innovations®. With nearly limitless design flexibility and energy efficient products, Solar provides quality innovation with every project.




Folding, Sliding, Pivoting and Stacking Glass Walls, Doors & Windows


Greenhouses, Sunrooms & Conservatories


Aluminum & Wood Curtain Walls


Fixed & Operable Skylights

solarinnovations.com | 570 915 1810

© 2018 Solar Innovations, Inc. All rights reserved.


POLYSONICS
Acoustics & Technology Consulting
• ACOUSTICS
• A/V
• IT
• SECURITY
• THEATER SYSTEMS
888-413-7834 • 540-341-4988 • 405 Belle Air Lane, Warrenton, Va 20186
www.polysonics.com


Where your vision
feels right at home.
SINCE 1933 Walpole Outdoors™
From pergolas and trellis, to planters, arbors, and more, Walpole will meet your custom design needs. Crafted in AZEK®. Call 800-343-6948 or visit walpoleoutdoors.com



WAGNER
SINCE 1914
ROOFING COMPANY

Specializing in custom roofing installation and maintenance for historic, contemporary, commercial, and residential properties.

wagnerroofing.com • 301.927.9030



Combined Heat & Power:
For a Sustainable Energy Future.

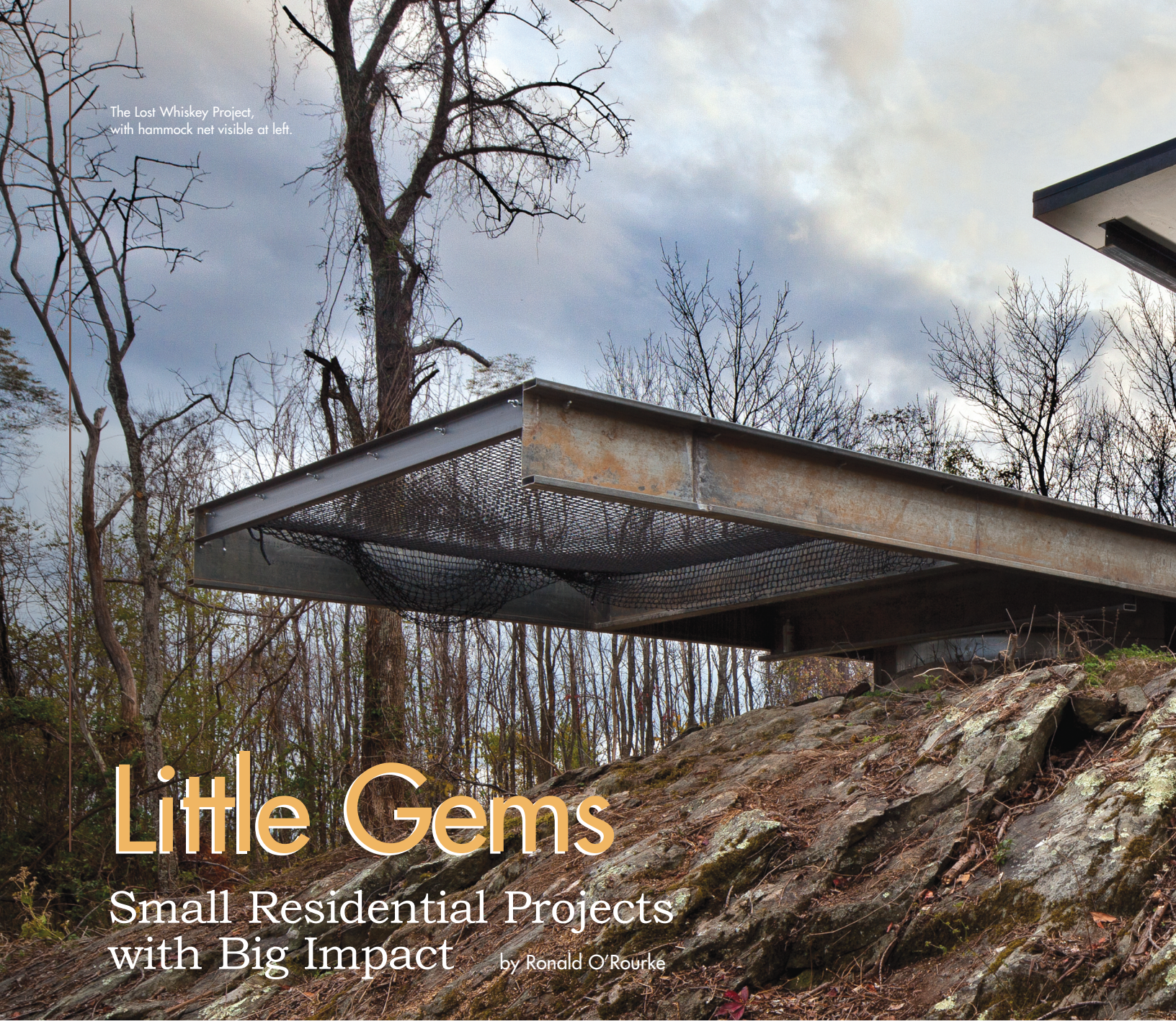
Combined Heat and Power (CHP) can reduce your energy costs, increase the efficiency of your facility's electricity and heating systems, and reduce emissions.

Find Out More:
If you are a Pepco customer in Maryland, find out if a CHP system is right for you:
pepco.com/business
1.866.353.5798

EmPOWER MARYLAND

pepco
An Exelon Company

Energy-saving solutions brought to you by EmPOWER Maryland.



The Lost Whiskey Project, with hammock net visible at left.

Little Gems

Small Residential Projects with Big Impact

by Ronald O'Rourke

While small residential projects might seem to pose fewer design challenges than larger architectural undertakings, they actually test an architect's ability to employ a limited number of available design moves so as to achieve a solution that that is both compelling on its own terms and mindful of its surrounding architectural context. When done well, a small residential project, like a skillfully cut and polished gem, can create an outsized impact. The jurors this year honored four such jewels.

Washingtonian Award for Excellence for Small Projects

The Lost Whiskey Project

Delaplane, VA

GreenSpur

MEP Engineers: Built Environment Engineers
General Contractor: GreenSpur

For a rural site in Delaplane, Virginia, the Falls Church-based architectural firm **GreenSpur** designed a spare, single-room retreat that is a quintessential expression of the phrase "a room with a view." The 10-foot-wide, 20-foot-long structure is located on a rocky outcropping pointing toward a landscape of rolling hills.



Interior with Murphy bed in the down position.



Interior looking out toward the landscape.

All photos © Mitch Allen—Mitch Allen Photography

Visitors to the cabin, which GreenSpur characterizes as a speakeasy on a mountaintop, are invited to kick back, stare into the middle distance, and eventually share their experience with others.

The shell of the off-grid, low-maintenance cabin consists of steel beams and prefabricated, tilt-up concrete panels. The project includes a Murphy bed and dining table, a 12-volt, solar-powered battery for electricity, a cistern that collects rainwater from the roof, a sink and a propane-fueled cooktop, a shower and a composting toilet, and a wood-burning stove for space heating. Although GreenSpur refers to it as a lean-to, the cabin is a well-insulated structure that maintains a comfortable room temperature in the middle of winter. The roof's large overhang reduces heat gain on the south-facing windows in summer.

The cabin's 22-foot-long deck cantilevers into open space, inviting occupants to launch their thoughts into the countryside beyond. The deck includes a drinking chair, a hot tub fabricated from a water trough for horses, a fire pit that warms the hot tub via 1½-inch copper lines, and a hammock net suspended over open space. The project, GreenSpur said, "is one part Scandinavian minimalism and two parts Virginia countryside."

The Lost Whiskey Cabin is a deceptively simple-looking structure with a sophisticated underlying philosophy. The project "is about exploring our personal limits of slowing down and simplifying. It's about the value of time and experiences over information and accumulation," the firm said. "The secret ingredient is the escape—the trees, a warm blanket, a good book, hopefully a good drink, and with any luck, a good conversation with a friend or family member. It's meant to bring out the best versions of ourselves—who we are, after some quality time on the mountain, away from technology, if only for a few days. This project is about rediscovering the lost art of gathering."



The Hutner pool deck and screened porch.

Photos © Julia Heine/McInturff Architects

Merit Award in Architecture/
Washingtonian Honorable Mention for Small Projects

Hutner Pool & Porch

Chevy Chase, MD

McInturff Architects

Garden Designers: Carex Design
Structural Engineers: Neubauer Consulting Engineers, PA
General Contractor: Timber Ridge Builders

Not all escapes need to be located in distant rural areas—some of them can be as close by as your back yard. Twenty years after **McInturff Architects** renovated a 1950s-era Chevy Chase rambler, the same owners invited the firm back to design a new backyard pool and screened porch that would serve as the owners' retirement gift to themselves.

"On this hilly site, the only [plot of] flat ground dictated that the pool be located immediately behind the house," the firm said. "The result is a slender pool, running the full width of the house, with a terrace for sun at one end, and a screened porch for shade at the other."

The porch "is an exercise in dappled sun and carpentry," the firm said. "It is supported on steel legs which continue, partially clad in wood, to the roof, where corresponding beams cross over the top. These are exposed to view and make the roof a fifth facade, visible from the second story master bedroom." A retractable screen permits users to dive from the porch directly into the pool.

Some of the porch's steel structural elements are painted red to add a color accent to a design that otherwise relies on a neutral-toned palette. Broad stone pavers on either side of the pool align with the dimensions of the porch and act as a framing device to focus one's attention on the surface of the pool as a liquid sculptural object. The pool's two ends align with the house's center section, while the porch aligns with one of the house's two adjoining wings, creating a disciplined and harmonious geometrical relationship between the house and its new backyard amenity.

On the far side of the pool, a low stone wall and the sloped garden beyond complete the framing of the project, producing an atmosphere of a sophisticated oasis in the middle of a settled residential area. In contrast to the Lost Whiskey Cabin, which encourages contemplation of the greater landscape beyond, the Hutner pool and porch project is oriented toward enjoying one's immediate, enclosing environment.

Detailed plans are often the key to a successful construction project, but that was not the case in this instance. "Construction involved two pages of 11" x 17" working drawings and an extraordinary carpenter," the architects said. With the help of their new pool, the owners are looking forward to a long and heathy retirement.



Porch as seen from the pool deck.

Washingtonian Award for Excellence for Small Projects

Dream Addition for a Kayaker

Washington, DC

Eric Colbert, AIA

Structural Engineers: Structura
General Contractor: Four Brothers, LLC

While some people enjoy swimming through the water, others enjoy gliding over its surface. **Eric Colbert, AIA,** a devoted kayaker, is one of the latter. So in designing a new kitchen addition for the back of his 1940-built house in Friendship Heights, he incorporated brackets on the back yard's enclosing wall to store and display his kayak collection.

"My needs [for the project] were modest," Colbert said. "As a competitive kayaker living an active lifestyle with a love for the outdoors, my goal was to bring natural light deep into the house." The project reworked 120 square feet of existing interior space and added 70 square feet of new space on the main level, creating a sleek new cooking and eating area that pulls more light into the rear of the residence while improving the house's connection to its back yard.

Colbert's design converted the house's dated, cramped kitchen into a more open, T-shaped area that works as both a functional cooking and eating space and graceful passage to the back deck and yard. A narrow, freestanding counter runs down the renovated space's centerline, reinforcing the kitchen's new organizational scheme and creating an additional surface for food preparation, eating a light meal, or socializing with guests. Careful control of the project's many details created a clean overall appearance.

"There was little limitation on the potential size of the kitchen addition," Colbert said. "Early design schemes were considerably larger. Discipline was required to provide a functional solution that is in keeping with the scale of the existing house."

The project was previously covered in the Summer 2018 issue of *ARCHITECTUREDC*.



Renovated kitchen space.

All photos © Morgan Howarth



Extended kitchen at right, with kayak storage wall in the background.



Rear of the house before the renovation and addition.



Rear of the house with the new kitchen bay and deck.

Merit Award in Architecture/
Washingtonian Merit Award for Small Project

Studio 6420

Washington, DC

Robert M. Gurney, FAIA, Architect

Interior Designers: Baron Gurney Interiors
Landscape Architects: Campion Hruby Landscape Architects
General Contractor: Peterson & Collins, Inc.

The final jewel in this collection is an elegantly simple, 560-square-foot garage and studio structure designed by **Robert M. Gurney, FAIA,** for the back yard of a home in Northwest Washington.

"The project is intended to mediate between a gritty alley and a landscaped rear yard with a swimming pool, responding to both contexts," Gurney said. "The new structure combines with the main residence to create a private outdoor courtyard. It is designed to be in scale with the other structures that share the alley, and with the courtyard and the surrounding terraces and landscaping."



Interior of the studio as seen through the sliding-glass door.

All photos ©Vance Hoachlander / Hoachlander Davis Photography



Studio as seen from the pool deck.

The new building—a simple rectangular volume with few windows—features durable corrugated-zinc siding that is oriented horizontally to emphasize the structure's length. At the rear of the property, a wall made from vertically oriented planks of COR-TEN steel—a brand that weathers over time to a beautiful rusted patina—responds to the alley context, while a slatted-wood fence responds to an adjacent garden. Floating stone treads gracefully manage the change in elevation from the existing house and the pool to the new building. A planted area in front of the new building introduces a natural element into the mostly hardscaped outdoor arrangement, helping to tie the composition to the trees in the surrounding neighborhood.

What looks like a chimney on the new building is actually a clever device for accommodating all of the building's roof penetrations in a single location and for providing space for the building's mechanical and natural ventilation. Elsewhere on the roof, a circular skylight admits daylight into the studio.

The studio itself features refined wooden cabinetry whose horizontal grain pattern echoes the horizontal lines of building's exterior siding. The building's bathroom—a sleekly detailed space that would fit well into in a modern main residence—serves the studio and also provides a changing room for swimmers. A family's needs can evolve over time, and soon after the building was completed, the owner's son took over the garage, removed the car, and converted the space into a Millennial's version of a man cave.

As with the Hutner pool and porch, the Studio 6420 building aligns with the width of the main house, reinforcing the property's geometry. Appearing at the far end of the yard, with the beautifully landscaped pool in front, the new building serves as the final punctuation mark to a graceful, spa-like composition, providing another example of how a well-done back yard building can combine with an existing house to produce a coordinated result that is greater than the sum of its parts.


winner of the 2019
designer's choice award
for custom closets
home and design magazine
experience our exclusive collection of closets,
furniture, kitchens, bathrooms and lighting in
an authentic georgetown home showroom
poliform home
2611 p street nw / washington, dc 20007
202.554.8658 / info@poliformdc.com
open mon-fri 9am-5pm or by appointment
Poliform
sagartstudio



CONTEMPORARY LISTINGS [.COM]

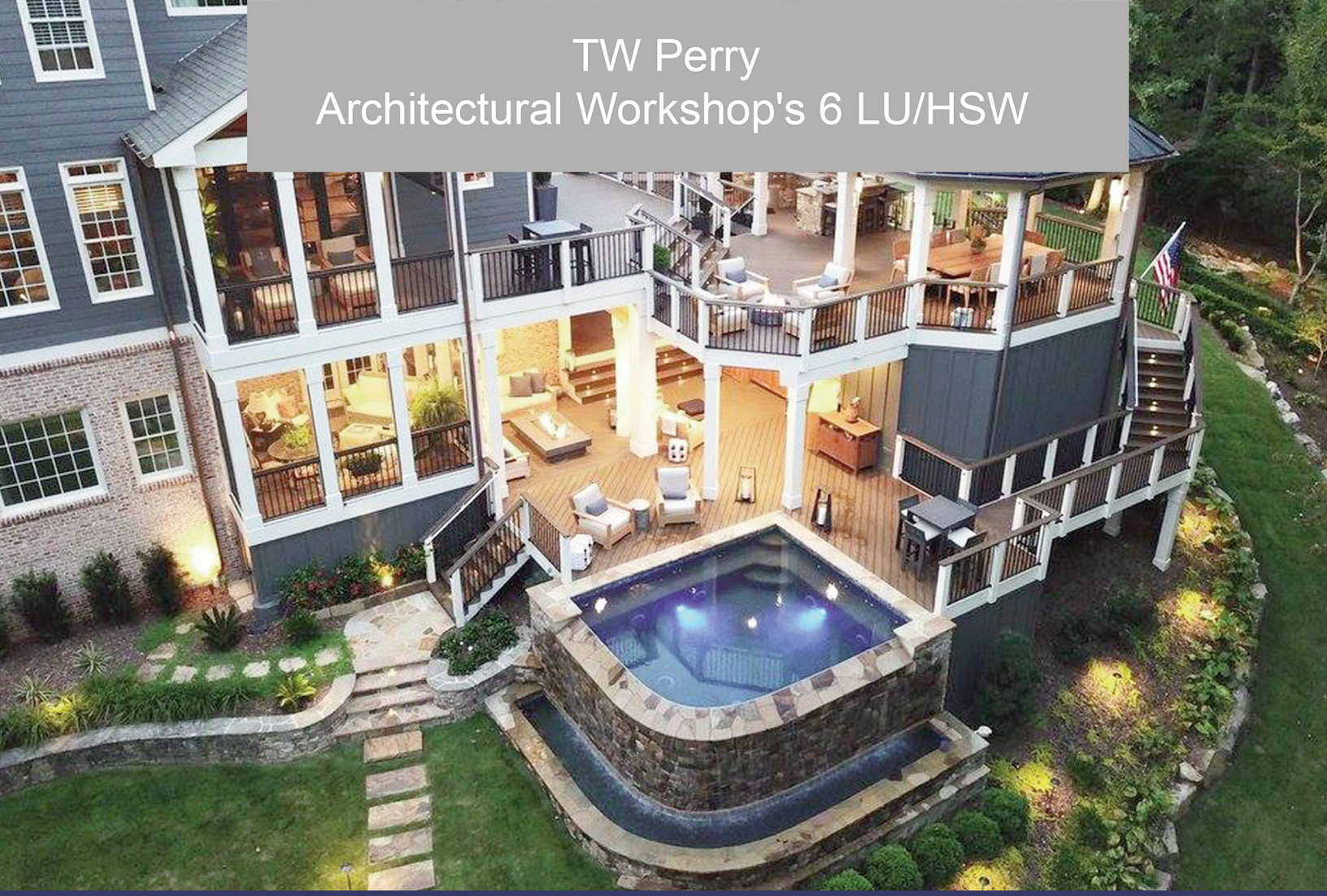
Property: 2700 Virginia Avenue #502, Washington, DC 20037 | Offered for $4,300,000
Architect: Robert Gurney, FAIA
Photographer: Anice Hoachlander | HD Photo

Listed by: Ron Mangas, Jr.
The Contemporary Listings Group
Licensed in DC, MD, & VA
c 703.298.2564
This is our niche. This is our passion.

TTR | Sotheby's INTERNATIONAL REALTY

6723 Whittier Ave, Suite 101, McLean, VA 22101 | 703.319.3344
Each Office is Independently Owned and Operated

TW Perry
Architectural Workshop's 6 LU/HSW



Thursday, November 8, 2018

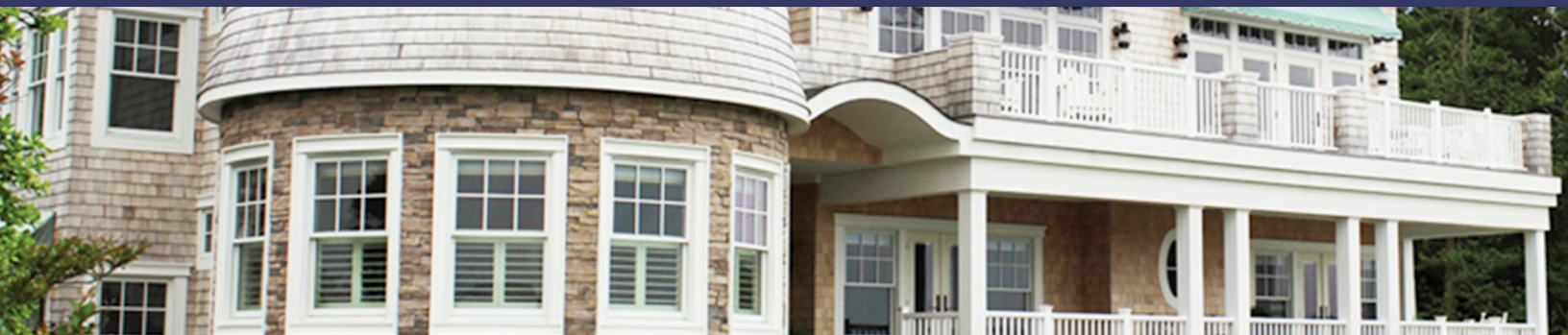
Bethesda Marriott
5151 Pooks Hill Road
Bethesda, MD 20814
7:30am - 3:30pm

More details and registration: https://twp bethesdaworkshop11-8.eventbrite.com

Wednesday, November 14, 2017

Hilton Alexandria Old Town
1767 King Street
Alexandria, VA 22314
7:30am - 3:30pm

More details and registration:https://twp alexandriaworkshop11-14.eventbrite.com



Modern Addition
as seen from the patio.

Fine Points

Jurors Recognize Two Projects for Design Details

by Deane Madsen, Assoc. AIA



Renovated interior.

Photos © Gordon Beall

Washingtonian Merit Award for Steel and Glass Detail

Modern Addition

Washington, DC

Jones & Boer Architects

Interior Designer: Jennifer Tonkel
Structural Engineers: Ehlert Bryan, Inc.
General Contractor: Mauck Zantzinger & Associates Inc.

The leafy Northwest DC neighborhood of Wesley Heights boasts some elegant Tudor Revival houses, but a family recently transplanted from New York was looking for a glassier environment that would allow them to take advantage of proximity to nature beyond their herringbone brick walls. The Dupont Circle-based firm **of Jones & Boer Architects** transformed an existing, but dilapidated, late-1970s addition into a Miesian modern box that amplifies the surroundings by minimizing its own presence.

Faced with the challenge of supporting an upper-level bedroom and terrace while excavating out the existing family room and kitchen, partner **Wouter Boer, AIA,** recalls looking at the details of Ludwig Mies van der Rohe's Farnsworth House: "We were using that for inspiration on how to detail the eave in the steel connections," Boer said. The use of cut pieces of steel shapes to make a profile, in lieu of traditional aluminum flashing, results in a crisp eave overhang, which also conceals integrated lighting and shades glazing from direct solar exposure. Six black-painted, cylindrical steel tube columns of roughly 1-1/4-inch diameter support a steel C-channel, and are narrow enough to disappear behind the wood framing of the doors and windows facing the garden. Where enclosed spaces once defined each zone according to function, the firm reduced walls to a pair of columns, allowing a contemporary kitchen to flow into the glazed family room.

Out in the patio, the distinction between old and new is much more apparent. "The little columns help make it look like a little pavilion," Boer said. "You either take the approach of a seamless addition, or that it's going to be very different so you get a good juxtaposition."



Stair seen from below.



Second floor landing.

Photos © reform llc

Washingtonian Honorable Mention for Detail

Stair_Screen

Arlington, VA

reform llc

Fabrication/Assembly/Installation: reform llc

Looking to build continuity within an Arlington, Virginia, raised-ranch house sited upon a hill, architecture firm **reform llc** saw an opportunity to celebrate the link between upper and lower volumes by way of a stairway installation that exceeds basic functionality.

Instead of installing an off-the-shelf handrail, the architects selected linear lattice trim elements in poplar, and subjected them to a series of rigorous bending tests to determine an arrangement that would yield a satisfactory, code-compliant, structural assemblage for the stair enclosure. "It's a low-cost material assembled in a way that transforms it beyond its more banal state," reform principal **Luis Boza, AIA, NCARB,** said.



Staircase before renovation.

Paired, and fixed at the top and bottom, these poplar boards splay out from each other on their way down the stairs, with each board joining with its neighbor at a vertical midpoint before bending back to its original partner. "When all those pieces were fixed at their specific pinch-points, the more pieces we added, the more rigid the entire assembly became," Boza said. "It's more of a lattice in the end."

The effect is one of a porous linear screen, like paper accordion packaging pulled apart so that you see more void than solid. The taut lines at the extremities give way to more sinuous curves at the centers, with the variable lengths of the poplar elements producing a lengthening aperture as they process down the stairs like a wooden version of the famous 19th-century stroboscopic photographs by Eadweard Muybridge—both static and fluid simultaneously.

reform
ARCHITECTURE + DESIGN
www.reformarch.com 202.769.5202



AKT3 ETC



Architectural Lighting Control
Circadian Rhythm,
Tunable and Dynamic Lighting Fixtures

New Address:
9720 Capital Court, Suite 108, VA 20110 | 866-275-5782
WWW.AKT3.COM

CREATE AN OASIS.





Benjamin Moore®
Paint like no other.®

Find expert service and every color you can imagine at a locally owned Benjamin Moore® retailer.

Visit us at ***benjaminmoore.com***

For more information please contact:

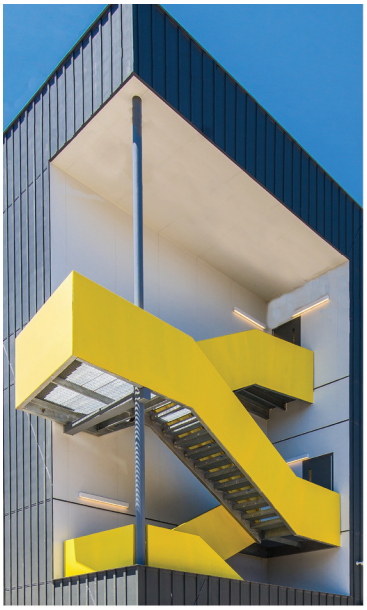
Lauryn Holmquist
Greater Washington DC
Lauryn.Holmquist@benjaminmoore.com

©2017 Benjamin Moore & Co. Aura, Benjamin Moore, Color Lock, Paint like no other, and the triangle "M" symbol are registered trademarks licensed to Benjamin Moore & Co.



MAUCK ZANTZINGER & ASSOCIATES, Inc.

MAUCKZANTZINGER.COM









Forrester
CONSTRUCTION

Congratulations to our partner, Studio Twenty Seven Architecture, for winning the 2018 Award for Excellence in Architecture from the AIA Washington, DC Chapter for their work on the Mundo Verde Public Charter School.

KEEP BUILDING PARTNERSHIPS

www.forresterconstruction.com



Miele

Steaming, roasting, baking, amazing.

The Miele Combi-Steam Oven.

Miele. Immer Besser.



Enjoy a gift from us as we celebrate 20 years of built-in steam.

For a limited time only, receive a premium accessory set valued over **$500** to complement your cooking experience!

Learn more about this promotion at mieleusa.com/promotions.

ADU Appliance Distributors Unlimited
adu.com

Locations:
Baltimore, MD: 410-789-8000
Chantilly, VA: 703-263-2300
Gaithersburg, MD: 240-650-6000
Takoma Park, MD: 301-608-2600
York, PA: 717-845-6500

www.adu.com

The Appliance Source®

Locations:
Annapolis, MD: 410-267-7110
Easton, MD: 410-819-8900
Mechanicsville, MD: 301-274-2570

www.theappliancesource.com

Special Mentions

Presidential Citations Honor Sustainability and Universal Design

by G. Martin Moeller, Jr., Assoc. AIA



"Living room" of the Residence Hall.

Each year, the AIA | DC chapter president has the privilege of recognizing projects for noteworthy achievements in such categories as Sustainable Design, Universal Design, and Urban Catalyst. For 2018, President Joe Sacco, AIA, awarded citations to five projects. The Wharf, honored as an Urban Catalyst, and Mundo Verde, honored for Sustainable Design, also received Chapter Awards and are profiled elsewhere in this issue. The three other citation recipients are featured below.

Presidential Citation for Universal Design

Model Secondary School for the Deaf Residence Hall

Washington, DC

Dangermond Keane Architecture

Architects of Record: Gaudreau, Inc.
Interior Architects: Odessa Architecture
Lighting Designers: MAG-Lighting Design, LLC
Landscape Architects: O'Shea Wilson Siteworks
Structural Engineers: A&F Engineers
MEP Engineers: Jennerik Engineeing, Inc.
Civil Engineers: Tri-Tek Engineering
General Contractor: Davis Construction

The Model Secondary School for the Deaf (MSSD) is a boarding high school located on the campus of Gallaudet University. This new residence hall, by the Oregon-based firm **Dangermond Keane Architecture,** was conceived as a "home away from home" for its young students. It was designed in accordance with the principles of DeafSpace, a comprehensive design approach developed at Gallaudet and already implemented in several recent projects there. DeafSpace guidelines help architects create environments that facilitate visual communication and foster a sense of safety and well-being among deaf and hearing-impaired people.

The design process for the MSSD Residence Hall benefitted from substantive input by students, faculty, and staff. The facility provides 160 beds along with a ground-floor "living room," outdoor courtyard, and rain garden, which have become favored gathering places for students. Upper levels were designed to balance privacy with the need for adult supervision. Throughout the building, room layouts, furnishings, material selections, lighting, and color choices were all informed by DeafSpace principles.

Residence Hall for the Model Secondary School for the Deaf.



Photos © Lincoln Barbour



Entrance to the renovated Watkins Elementary School.

Photos © Joseph Romeo

Presidential Citation for Sustainable Design

Watkins Elementary School Renovation

Washington, DC

Perkins Eastman DC

Landscape Architects/Civil Engineers: AMT LLC
Structural Engineers: SK&A Structural Engineers
MEP Engineers: EMx Corporation
Geotechnical: Schnabel Engineering
Acoustical Consultants: Cerami & Associates
AV/IT/Security Consultants: Educational Systems Planning
Food Service Consultants: Nyikos Associates
Hazardous Materials: Apex Companies
Specifications: Heller & Metzger
Cost Estimating: VJ Associates
Contractor: MCN Build

It is often said that the most sustainable building is one that is already built. Sometimes, however, it can be hard for the public to imagine how a thoroughly outdated structure could be updated to meet contemporary expectations. Such was the case with the Watkins Elementary School in DC's Capitol Hill neighborhood, which many nearby residents wanted to see demolished and replaced.

A renovation by **Perkins Eastman DC** successfully converted this obsolete facility into a bright, sophisticated, and environmentally-conscious school. The architects began by completely reworking the plan of the academic wing, replacing the dark double-loaded corridor and cramped classrooms with a more spacious, window-lined circulation space to one side, which serves larger, more flexible classrooms. The design team also revamped the site plan to integrate the school with an adjacent DC Parks and Recreation facility and playing field. Besides the environmental value of preserving most of the existing building, the school advances the cause of sustainability by optimizing daylighting, reducing unwanted heat gain, and providing outdoor learning environments including a teaching garden.



Cafeteria.

Watkins Elementary was previously featured in the Spring 2018 issue of *ARCHITECTUREDC*.

Marvin Gaye Recreation Center

Washington, DC

ISTUDIO Architects

Landscape Architects: Landscape Architecture Bureau + Symbiosis
Structural Engineers: Simpson Gumpertz & Heger
MEP/F Engineers: Setty & Associates
Civil Engineers: A. Morton Thomas & Associates
Technology Consultants: Educational Systems Planning
Glazing/Screen Installers: Delray Glass
LEED Consultant: Dan Triman
General Contractor: MCN Build

Named for the famed singer who grew up in the neighborhood, the Marvin Gaye Recreation Center, by **ISTUDIO Architects,** was conceived to advance the mission of the DC Department of Parks and Recreation by promoting health, well-being, and conservation of the natural environment. The facility includes a community room, fitness equipment, music room, and other amenities for area residents. It is adjacent to a softball field, general sports field, and basketball courts.

The center's striking design derives in part from its location in a 100-year floodplain. A grassy berm with terraced steps elevates the base of the building, while the upper level, which projects outward to capture views of a nearby stream, is supported by slender struts. A rakishly angled, perforated-metal screen not only helps shade the south side of the building, but also becomes, in effect, a giant sign announcing the center's presence. Large-scale photomurals on the exterior and on interior glass partitions simultaneously commemorate the center's namesake and add visual depth to the spaces.

Among the facility's most notable sustainability features is the natural ventilation system. In common spaces, the system is automatic—when conditions warrant, dampers above the windows open to admit fresh air on the lower level and exhaust warm air on the second level. In program rooms, indicator lights turn green to let occupants know when to open windows for optimal airflow.



Circulation space within the recreation center.



The center as seen from the woods.

The Marvin Gaye Recreation Center.

Photos © Anice Hoachlander / Hoachlander Davis Photography



Our Services

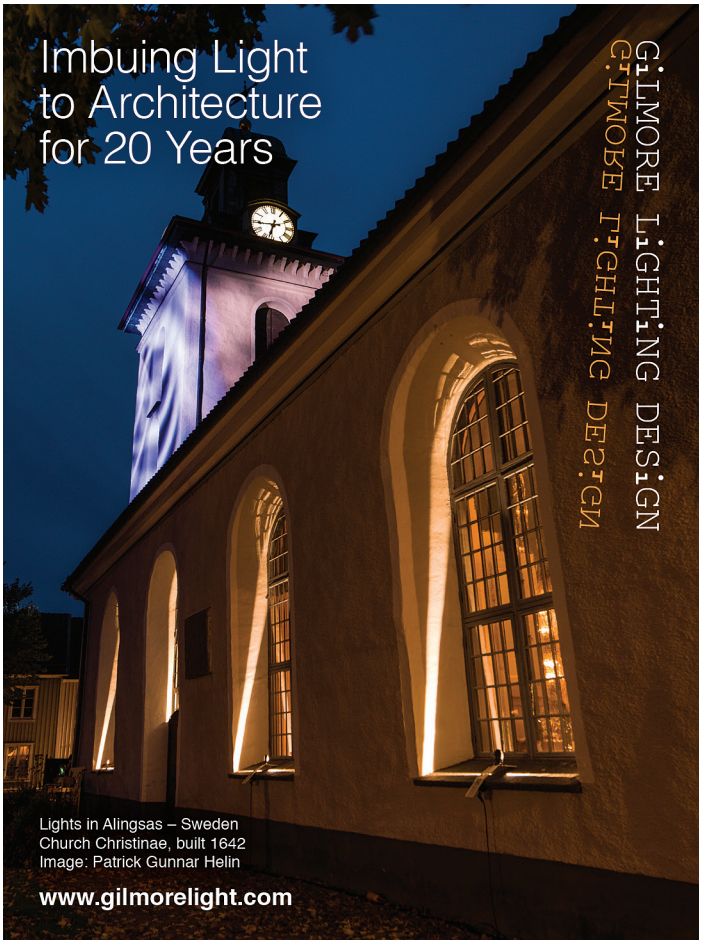
WOMEN OWNED

- Strategy & Advisory Services
- Program Management
- Base Building and Interior Acoustics
- Vibration Analysis and Control
- Technology Transition & Optimization Planning
- Disaster Recovery/Continuity Planning
- Core Infrastructure Design
- Audiovisual & Communication System Design
- Voice, Data & Multimedia Network Engineering
- Electronic Security System Design

Cerami

Acoustics | Audiovisual | Information Technology | Security

New York | Washington DC | Philadelphia | ceramiassociates.com



Lights in Alingsas – Sweden
Church Christinae, built 1642
Image: Patrick Gunnar Helin

www.gilmorelight.com



www.MGVEngineers.com | 301-8160-MGV



Love architecture? Become a
District Architecture Center Friend!

Visit www.aiadc.com/membership,
or call 202.347.9403.



Promote your products or services to the AIA Washington DC Architectural community in an upcoming issue of *ARCHITECTUREDC*

Deadline is January 28th to Secure for 2019 Spring.
Contact: Jody Cranford 800-818-0289 x101
jcranford@aiadc.com for more information.



CTA
CONSULTING ENGINEERS

LEADERS IN MEP DESIGN WITH MORE THAN 30 YEARS OF EXPERIENCE

220 N Adams St. Rockville, MD 20850
301.637.7172
www. ctaengineers.com

BARNES VANZE
ARCHITECTS INC



To expand the leadership
and sustain our firm's culture,
we are pleased to announce

Wayne Adams & **Ellen Hatton**
Melanie Giordano & **Michael Patrick**

have been named
Principals
of Barnes Vanze Architects Inc.

GUTIERREZ:STUDIOS



© David Burroughs

Weathering Steel Screens
Annapolis, Maryland 2015

Creative Engineering Solutions by

METROPOLITAN
ENGINEERING INC
SHAPIRO-O'BRIEN

MEI specializes in creative MEP design solutions and brings extensive experience in to your project.

75 YEARS
1942-2017

Our MEP design provides:

- The most cost effective systems
- Solutions for installation during occupancy
- The least construction impact
- Maximization of usable space
- Submetering options for central systems
- Greater net operating income

www.mei-dc.com | 202-296-2580
2020 K Street NW Suite 650, Washington, DC 20006



Connect with Washington DC Architects

The AIA Washington DC Chapter offers multiple options to help you stay connected and top-of-mind to our DC member-architects.

7 Ways to help you engage and be seen by Washington DC Architects

- **Quarterly Print** – ***ARCHITECTUREDC*** Magazine
- **Bi-Monthly Digital Member News** – *AIA|DC News*
- **Weekly E-News** – NewsFlash
- **Web Advertising** – www.AIAdc.com
- **Annual Trade Show** – DesignDC
- **Annual Memberships**
- **Event Sponsorships**

Contact Jody Cranford:
jcranford@aiadc.com | 800-818-0289

www.aiadc.com/marketing-opportunities



RENLITA
Custom Opening Solutions

Renlita is a United States based manufactuer of custom operable doors, windows and walls. Product offerings include a wide variety of custom designed and fabricated vertical and horizontal operating systems.

Residential | Commercial | Interior | Exterior

www.renlitadoors.com
903-583-7500 | sales@renlitadoors.com



Ballet Memphis, Memphis, TN Architect: archimania General contractor: Grinder, Taber & Grinder, Inc. Installing contractor: Ralph Jones Sheet Metal
Profile : Snap-Clad, perforated Snap-Clad, perforated Corrugated Color: Zinc, natural copper material Photo: courtesy of archimania



Perfect Performance

"We wanted to make the project dynamic and energized. The copper screen looks more solid during the day and perforated at night when lights are on behind it—enhancing the urban experience within the entertainment district."

-Todd Walker, FAIA, Principal, archimania

NEW PHOENIX PLANT
WEST COAST DELIVERY

Case study at PAC-CLAD.COM/BALLETMEMPHIS

PAC-CLAD.COM | INFO@PAC-CLAD.COM

IL: 800 PAC CLAD MD: 800 344 1400 TX: 800 441 8661
GA: 800 272 4482 MN: 877 571 2025 AZ: 833 750 1935

PAC-CLAD PETERSEN



NEW VERSAWRAP™ STYLES NOW AVAILABLE!

XPECT

INNOVATIONS THAT SAVE TIME

Explore our innovative one-piece and four-piece column wraps, which easily fold around a structural post with pre-mitered, interlocking joints. Available in four styles, VERSATEX® Versawrap PVC column wraps save installation time and provide a beautiful, low maintenance finish that lasts much longer than wood. Our Classic, Timber Ridge and Raised Panel products fold around a structural wood post and lock together with friction fit lockmiter joints, while our Tapered wraps are designed as four panels with pre-cut locking joints. No more measuring and cutting each angle and joint! Looking for more aesthetic appeal? Dress up the column with our attractive, moisture resistant accent wraps, post caps, and moulding kits.

Expect innovation that works.

www.versatex.com | 724.857.1111

Available through

OVER 100 YEARS
TW PERRY
BUILDING MATERIALS & HARDWARE STORE

VERSATEX®
TRIMBOARD

GET THE VERSATEX APP
Available on the App Store and Google Play™

Download on the App Store
ANDROID APP ON Google play

Apple and the Apple logo are trademarks of Apple Inc., registered in the U.S. and other countries. App Store is a service mark of Apple Inc. Google Play is a trademark of Google Inc.



Safety, Strength and Beauty.

For nearly three decades, AGS Stainless has been beautifying and differentiating some of the world's most distinctive homes – one exquisite railing system at a time. Simply beautiful indeed.

AGSstainless.com or call 888-842-9492.

AGS stainless inc
CLEARVIEW® Railing Systems

Copyright AGS Stainless, Inc. 2018



THE RELIABLE RENEWABLE™

Geothermal gives you the freedom to focus on life

WaterFurnace geothermal systems provide reliable operation 24 hours a day, 7 days a week, 365 days a year—rain or shine, day or night, windy or not. They use the stored solar energy in the ground to provide your family luxurious comfort and incredible savings. In fact, it's the only HVAC system that'll pay you back—and with the renewed 30% federal tax credit[1], there's never been a better time to switch to the Reliable Renewable. For more information, contact your local WaterFurnace territory manager.

Shelton Cartwright, Jr.
WaterFurnace Territory Manager
(260) 446-9280
shelton.cartwright@waterfurnace.com

WaterFurnace
Smarter from the Ground Up™

visit us at ***waterfurnace.com/Reliable***

1. 30% through 2019, 26% through 2020 and 22% through 2021
The Reliable Renewable is a trademark of WaterFurnace International, Inc.

Advertisers Index

3D Storm Studio 88
Added Dimensions Construction 9
AGS Stainless, Inc. 98
AKT3 Company 86
Alliance Lighting 50
Appliance Distributors Unlimited 89
Barnes Vanze Architects, Inc. 94
Benjamin Moore 86
Cerami 93
Christopher Consultants 49
Cladding Corp 51
Columbia Green Technologies 56
CRL - U.S. Aluminum 31
CTA Consulting Engineers Inc. 94
Dri-Design 57
Eco-nize Closets 7
Ehlert Bryan Engineers 49
Eric Colbert & Associates 59
Extron 4
Ferguson 11
Forrester Construction 88
Gilmore Lighting 93
Girard Engineering 56
Glass Construction 10
Grunley Construction Co, Inc. 43
Gutierrez: Studios 94
Harry Braswell Construction 59
Harvey Cleary 41
Hendrick Architectural 42
Illuminations 2
Inter-Lux 23
Jessica Marcotte Photography 29
KARN CHARUHAS CHAPMAN & TWOHEY . . . 41
Kitchen and Bath Studios 29
Konst-Siematic 14
Lee & Associates, Inc. 28
Lincoln Windows & Doors 58
Linton Engineering, LLC 71
Ligne Roset 22
Loewen Windows - The Sanders Company . . . 6
LR Mailloux Construction 71
Mauck, Zantzinger & Assoc., Inc. 87
Maxwell MacKenzie, Architectural Photographer 17
MCLA Lighting 17
MCN Build 50
Metropolitan Engineering 95
MGV Consulting Engineers 93
Monarc Construction 21
PCC Construction Components 49
PEPCO 73
Peterson Aluminum 96
Peterson & Collins 100
Phoenix Noise and Vibration . . . . . BC
Poggenpohl 12
poliform | sagart studio 81
Polysonics 71
Porcelanosa 8
Potomac Valley Brick 1
Reform LLC 86
Renlita Doors 95
Shinberg Levinas 30
Schindler Elevator Corporation 16
SK&A Structural Engineers 42
Solar Innovations 71
Studio Snaidero DC Metro . . . . . IFC
Stroik Lighting Design 42
SunAir Awnings 30
The Deck Awning Company 13
Thornton Tomasetti 17
Contemporary Listings / TTR Sothebys International Realty 82
TW Perry 83
Versatex Trimboard 97
Wagner Roofing Company 73
Walpole Outdoors 72
Washington Gas . . . . . IBC
WaterFurnace Renewable Energy, Inc 99



PETERSON+COLLINS

Award-winning Builders

Robert M. Gurney, FAIA, Architect
Anice Hoachlander Photographer



Washington Gas
A WGL Company

THE NATURAL ENERGY PARTNER

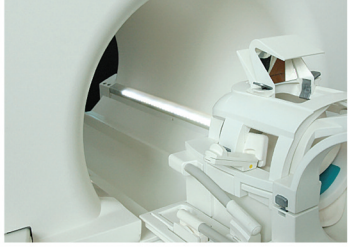
DESIGN SOLUTIONS

FIND A TRUSTED PARTNER IN WASHINGTON GAS

Learn more at NaturalEnergyPartner.com

When designing natural gas solutions for multifamily and commercial projects, partner with Washington Gas and benefit from:

- CUSTOM DESIGN OPTIONS
- COMPETITIVE COST SAVINGS
- COMPLIMENTARY EDUCATION
- ENERGY EFFICIENT SOLUTIONS







Sound strategy.

Make your project a quiet success with Acoustical Engineering.

It's a noisy world out there. From overhead mechanical to underground rail, every building is subject to a relentless attack of noise and vibration from a variety of sources. It's enough to rattle the nerves of even the most experienced designer. That's why leading architects work with Phoenix Noise & Vibration to develop acoustical engineering strategies for key projects. With staff board certified in noise control engineering, we work with your team to identify the most cost-effective solutions. Whether you need to protect sensitive equipment or ensure good acoustics, Phoenix offers experience and expertise you can rely on. Give us a call, and put your next project on sound footing.

PHOENIX
noise & vibration

Acoustical Engineering Solutions.

Maryland | Washington, DC | Virginia | 301.846.4227 | phoenixnv.com | Member: NCAC, ASA, INCE, NSPE, USGBC